NATIONAL TRUST FOR HISTORIC PRESERVATION IN THE UNITED STATES and LANDMARKS PRESERVATION COUNCIL OF ILLINOIS,))))	COOK COUNTY, ILLING: - CHANCERY DIVISION Case No.	
Plaintiffs, vs.	,)))		
COMMISSION ON CHICAGO LANDMARKS and CITY OF CHICAGO, Defendants.)))))))		[3]2

VERIFIED COMPLAINT FOR ADMINISTRATIVE REVIEW

Plaintiffs, based on knowledge as to themselves and their own actions and on information and belief as to all other matters, allege as follows for their Complaint against Defendants City of Chicago (or the "City") and the Commission on Chicago Landma ks (the "Landmarks Commission" or "Commission").

INTRODUCTION

1. This action seeks to correct an improper circumvention of the Chicago Landmarks Ordinance by the Commission on Chicago Landmarks and to ensure that lawful procedures are followed to allow appropriate consideration of the preservation of Prentice

Women's Hospital ("Prentice") – a unique work of architecture designed by the world-famous Bertrand Goldberg, a native Chicago architect and engineer. Plaintiffs bring this action pursuant to the Illinois Administrative Review Law (or alternatively pursuant to similar common law mechanisms for review) to challenge the Commission's resolution to rescind its preliminary landmark recommendation for Prentice moments after, and at the same hearing in which, the Commission determined that Prentice met the historical and architectural standards for landmark designation and thus for consideration by the Chicago City Council. Plaintiffs further request an immediate stay of the Commission's improper rescindment so that they may correct this misapplication of the law.

- 2. On Thursday, November 1, 2012, the Landmarks Commission passed a preliminary landmark recommendation for Prentice in accordance with Chapter 2-120, Section 630 of the Municipal Code of Chicago. At the same meeting, pursuant to a pre-orchestrated arrangement with the Department of Housing and Economic Development, the Commission then voted to rescind its own recommendation based solely upon criteria that the Commission is expressly *not* permitted to consider in connection with deciding whether to make a "recommendation to the City Council for designation." MCC § 2-120-620.
- 3. The Landmarks Ordinance (defined below) expressly provides that the Commission has the duty, power, and responsibility, *inter alia*, "[t]o hold hearings and to recommend that the City Council designate by ordinance . . . buildings . . . as official 'Chicago Landmarks,' if they qualify *as defined* hereunder . . ." § 2-120-610(2) (emphasis added). In connection with this "recommendation" phase of the landmark process, the Landmarks Ordinance expressly defines and limits the criteria to be considered by the

Commission. In this respect, the ordinance specifies that "the commission shall limit its consideration solely to" seven enumerated criteria regarding the architectural and historical significance of the property in question. § 2-120-620 (emphasis added). The Landmarks Ordinance vests the City Council with final say on whether economic factors outweigh the interest in preserving important architecture. On November 1, the Landmarks Commission properly limited itself to its enumerated criteria when making its preliminary landmark designation. That first resolution passed with a unanimous vote. But then, pursuant to an unprecedented process with a predetermined outcome, the Landmarks Commission purported to "rescind" its own recommendation, at the very same hearing, based solely on economic considerations. In so doing, the Landmarks Commission acted arbitrarily and exceeded its authority by violating the plain language and intent of the Landmarks Ordinance and usurping a role reserved for the City Council.

4. Plaintiffs are non-profit entities in favor of preserving Prentice who participated, as they could, in the Commission's November 1 meeting and who intend to participate in future hearings required by the Landmarks Ordinance. Plaintiffs request that the Court immediately stay the Landmarks Commission's rescindment of its preliminary landmark recommendation. As a result of the requested stay, the Commission's preliminary landmark recommendation for Prentice would stand. Because a preliminary landmark recommendation restricts the permits that may be issued for a property, a stay in this case would preserve the status quo by effectively preventing the City from issuing a demolition permit for Prentice until the case is decided. Ultimately, the Court should reverse the Commission's decision to rescind its landmark recommendation and should remand the matter to the Landmarks Commission to

follow the mandated Landmarks Ordinance procedure with respect to landmark recommendations for City Council consideration.

PARTIES

- 5. The National Trust for Historic Preservation in the United States ("National Trust") was chartered by Congress in 1949 as a private non-profit organization intended to facilitate public participation in the preservation of sites, buildings, and objects significant in American history and culture. See 16 U.S.C. § 468. The National Trust has almost 200,000 members nationwide, including more than 8,000 members in Illinois. The National Trust is headquartered in the nation's capital at 1785 Massachusetts Ave. NW, Washington, D.C. 20036. It has field offices around the country, including an office in Chicago. The statutory powers of the National Trust include the power to bring suit in its corporate name, 16 U.S.C. § 468c(b), and the Trust has participated in hundreds of cases in federal and state courts in carrying out its mission.
- 6. Plaintiff Landmarks Preservation Council of Illinois ("Landmarks Illinois") is an Illinois non-profit corporation. The mission of Landmarks Illinois, a state-wide organization, is to advocate for the preservation and continued use of Illinois' threatened and significant architectural and historical heritage. Its principal place of business is located at 53 W. Jackson Blvd. Suite 1315, Chicago, Illinois 60604.
- 7. Defendant Commission on Chicago Landmarks is the body responsible for recommending buildings, structures, sites, and districts for designation as official Chicago landmarks. Created under Chicago's Landmarks Ordinance (defined below), the Commission is staffed by the Historic Preservation Division of the City's Department of Housing and

Economic Development ("DHED"). The Commission maintains its offices at 33 N. LaSalle St., Suite 1600, Chicago, IL 60602.

8. Defendant City of Chicago is a municipal corporation organized and existing under the laws of the State of Illinois.

JURISDICTION AND VENUE

- 9. This Court has general and specific personal jurisdiction over Defendants and this action because, among other reasons, Defendants are entities organized under the laws of the State of Illinois; Defendants transact business within Illinois; and the allegations in this Complaint arise from Defendants' transaction of business within Illinois. 735 ILCS 5/2-209(a)(1), (b)(3)-(4).
- 10. Venue is proper in Cook County because Defendants' principal places of business are located in Cook County; the conduct giving rise to this Complaint occurred in Cook County; and the hearing or proceeding culminating in the decision of the Commission was held in Cook County. 735 ILCS 5/2-101; 735 ILCS 5/3-104.

FACTS GIVING RISE TO THE COMPLAINT

The Chicago Landmarks Ordinance

- 11. The City's Landmarks Ordinance defines the powers and duties of the Commission and sets forth administrative procedures for designating a building as a "Chicago Landmark." The Landmarks Ordinance appears at Chapter 2-120, Sections 580 to 920, of the Municipal Code of Chicago. (Attached as Ex. 1.)
- 12. Among its enumerated purposes, the Landmarks Ordinance states that it is intended to preserve and protect sites "having a special historical, community, architectural, or

aesthetic interest or value to the city of Chicago and its citizens." § 2-120-580(1). It is also intended to "safeguard the city of Chicago's historic and cultural heritage" and "[t]o encourage public participation in identifying and preserving historical and architectural resources through public hearings on proposed designations, building permits, and economic hardship variations." § 2-120-580(10).

- 13. Members of the Commission are selected for their expertise in architecture or related fields. They "shall be selected from professionals in the disciplines of history, architecture, historic architecture, planning, archaeology, real estate, historic preservation, or related fields, or shall be persons who have demonstrated special interest, knowledge, or experience in architecture, history, neighborhood preservation, or related disciplines." § 2-120-600.
- 14. The Landmarks Ordinance instructs the Commission "[t]o hold hearings and to recommend that the City Council designate by ordinance areas, districts, places, buildings, structures, works of art, and other objects as official 'Chicago Landmarks,' if they qualify as defined hereunder . . . " § 2-120-610(2).
- building qualifies for designation as a Chicago Landmark, the Landmarks Ordinance sets forth seven criteria. The ordinance commands that "[i]n making its recommendation to the City Council for designation [as a Chicago Landmark], the Commission shall limit its consideration solely to [these] criteria . . ." § 2-120-620 (emphasis added). The listed criteria relate only to architectural and historical significance and do not include economic considerations.

16. The Commission may make a preliminary landmark recommendation to the City Council if the Commission determines that the building at issue "(1) meets two or more of the criteria required for landmark designation, and (2) has a significant historic, community, architectural or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural or aesthetic interest or value." § 2-120-630.

17. Upon adopting a resolution making preliminary landmark recommendation, the Commission is to provide "written notice" by certified mail to the owner of the property, the aldernian of the ward in which the property is located, and "all relevant city departments." Id. The Commission also must request from the Commissioner of Housing and Economic Development a report that "evaluates the relationship of the proposed designation to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood," as well as any other planning considerations relevant to the proposed designation. § 2-120-640. This DHED report is to become "part of the official record concerning the proposed designation" for later consideration by the City Council. Id. Upon receiving the DHED report, the Commission may make "modifications, changes and alterations concerning the proposed designation as it deems necessary" in consideration of the report. Id. Nowhere does the Landmarks Ordinance state that criteria outside of those enumerated in § 2-120-620 may serve as a basis for the Commission to "rescind" its landmark recommendation upon receiving this report. While the Commission must request the report, DHED is not required to provide it. § 2-120-640. If DHED does not

provide the report within 60 days, the Commission proceeds with the required steps of its landmark recommendation process. *Id.*

18. If the owner declines or fails to give consent to the recommendation of landmark status to be given to the City Council, the Commission "shall schedule a public hearing on the proposed designation." § 2-120-650. In this case, Northwestern has stated its opposition to a landmark designation for Prentice, so it can be presumed not to consent. At the public hearing, the Commission "shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the Commission may adopt governing the proceedings of a hearing." § 2-120-680. Under the Commission's rules governing such hearings, parties to the hearing may raise solely subjects enumerated in the criteria by which the Commission is to make its recommendation: "Under no circumstances shall a party be permitted to present any information not related to whether the area, district, place, building, structure, work of art, or other object proposed for designation meets the criteria set forth in section 2-120-620 of the Municipal Code, including but not limited to, information related to any economic hardship that may result from the proposed landmark designation, an application for a permit, or zoning concerns." Rules and Regulations of the Commission on Chicago Landmarks ("Commission Rules") Art. II. § E.2.b (emphasis added). (Attached as Ex. 2.)

19. After the public hearing, the Commission "shall determine whether to recommend the proposed landmark designation to the City Council." § 2-120-690. The Commission "shall also transmit to the City Council the official record of its proceedings concerning the recommended designation." *Id.* This record would include the DHED report.

- 20. Finally, the City Council "shall give due consideration to the findings, recommendations and record of the Commission" in determining whether to designate the relevant site as a Chicago Landmark. § 2-120-700. If the City Council fails to act on the Commission's landmark recommendation, that recommendation "shall be granted." § 2-120-705. Once a site becomes a Chicago Landmark, the designation "shall only be amended or rescinded in the same manner and procedure as the original designation was made." § 2-120-730.
- 21. A preliminary landmark recommendation by the Commission carries with it immediate legal consequences, including public notice requirements and strict limits on permits that would affect the site. "No permit for alteration, construction, reconstruction, erection, demolition, relocation, or other work, shall be issued to any applicant by any department of the City of Chicago without the written approval of the Commission. . . . " § 2-120-740. If a permit from the City would allow, among other things, the demolition of a proposed landmark, the department that receives the permit application "shall forward the application" to the Commission. *Id.* This triggers a process by which the Commission must review the permit application and disapprove it if, among other grounds for denial, "the proposed work will adversely affect or destroy any significant historical or architectural feature" of the proposed landmark. §§ 2-120-760 to 800.
- 22. The Landmarks Ordinance provides specific and separate procedures pursuant to which economic considerations are to be addressed. Notably, under these procedures, which address claims of "economic hardship" alleged to result from a preliminary recommendation for landmark status, the Landmarks Ordinance vests the City Council, not the

Commission, with the final say on whether economic factors outweigh the need to protect the site. §§ 2-120-830 to 890. This separate consideration occurs only after the owner of the property has applied for and been denied a permit to alter or demolish the property. § 2-120-830. First, the affected party must file an application for an economic hardship exception with the Commission. *Id.* Next, the Commission must hold a public hearing on the application; issue its determination on the application; and, if the Commission finds an economic hardship, forward its decision, report, and proposal to the City Council. §§ 2-120-840 to 870. The Finance Committee of the City Council must then give prompt consideration to the Commission's decision, report, and proposal, and the City Council must approve or disapprove by ordinance a plan to relieve the economic hardship. §§ 2-120-880 to 890. This process for consideration of an "economic hardship" application is the only context in which the Commission's powers and duties authorize the consideration of any economic factors. § 2-120-610(14).

- 23. If the City Council fails to act on the Commission's plan regarding an economic hardship, the plan "shall be deemed to be denied and the permit [requested by the property owner] shall issue." § 2-120-890.
- 24. Though the City Council has the final say on economic hardship exceptions, the Commission's determination is immediately appealable. The Landmarks Ordinance provides that "[t]he determination by the commission pursuant to Section 2-120-850 approving or disapproving an application for an economic hardship exception shall, on the date it issues, be a final administrative decision appealable to the Circuit Court of Cook County under the provisions of the Illinois Administrative Review Law, as amended." § 2-120-860.

The Prentice Women's Hospital

25. Prentice, located at 333 East Superior Street, is unique among Chicago's many architectural milestones. Completed in 1975 and located in the Streeterville neighborhood, Prentice was designed by Bertrand Goldberg.

26. As described by the Commission's Draft Preliminary Landmark Recommendation, the building's "cloverleaf-shaped thin-shell concrete tower is cantilevered from a single core column, an unusual structural solution that is, if not unique, exceptional in the history of structural engineering." (Draft Preliminary Landmark Recommendation at 1, Attached as Ex. 3.)¹

27. Prentice also stands as one of the first examples of an architectural design developed with computer technology. As described by the Commission's Draft Preliminary Landmark Recommendation, "Prentice is one of the first tall structures designed using computer analysis, and the computational method used to create it is now an essential tool in architectural and structural design." (*Id.* at 1, 3.)

28. Prentice likewise holds an important place in the history of hospital architecture. The Commission's Draft Preliminary Landmark Recommendation noted that "Hospital architecture was one of Goldberg's lifelong preoccupations, and he felt that Prentice was the pinnacle of his achievements with this complex building type. In Prentice's bed tower the distinct clover-shaped floor plan clustered new mothers, babies and nurses in what Goldberg called 'quiet villages' of care." (Id. at 3.)

Exhibit 3 to this Verified Complaint is a copy of the materials for the Commission's November 1 meeting that was posted to the Commission's website on the afternoon of October 30, 2012.

- 29. In 2010 the Illinois Historic Preservation Agency formally determined that Prentice is eligible for listing in the National Register of Historic Places.
- 30. In June of 2012, the National Trust named Prentice to its list of America's 11 Most Endangered Historic Places. Prentice also appears on the National Trust's list of National Treasures. In addition, Prentice has been on the statewide Ten Most Endangered List published by Landmarks Illinois since 2009.

Northwestern University Seeks to Replace Prentice

- 31. Prentice is owned by Northwestern University ("Northwestern").
- 32. Representatives of Northwestern have stated that the university intends to demolish Prentice and replace it with a research facility.
- 33. Though Northwestern has represented that Prentice is the only viable site for the planned research facility, Northwestern and its affiliated institutions own 25 acres of property in Streeterville, including an empty tract of land across the street from Prentice.
- 34. According to a report submitted by DHED to the Commission, "Northwestern [has argued] that other sites in Streeterville that have been suggested . . . are not appropriate or available for its use." (Ex. 3, DHED Report to the Commission on Chicago Landmarks ("DHED Report" or the "Report") at 3.)
- 35. On September 14, 2012, more than 80 prominent architects from Chicago and elsewhere signed a letter to the mayor urging the City to give the site protected landmark status. In the letter, the signatories warned that "Chicago's global reputation as a nurturer of bold and innovative architecture will wither if the city cannot preserve its most important achievements." (Attached as Ex. 4.)

36. On October 30, 2012, Mayor Emanuel issued a statement in support of replacing Prentice.

The Commission Properly Grants but then Illegally Rescinds a Preliminary Landmark Recommendation for Prentice

37. Also on October 30, 2012, the Commission placed Prentice on the agenda for its November 1 meeting. The agenda and related attachments were 75 pages in length and contained a pre-dated report from DHED. These documents and the agenda indicated that the proceedings relating to landmark status for Prentice were pre-orchestrated in a manner designed (1) to deny interested members of the public the opportunity to participate in a public hearing and to be meaningfully involved in the landmark recommendation process, (2) to preclude consideration of the recommendation by the City Council in accordance with the specified procedures set forth in the Ordinance, and (3) to otherwise circumvent the Ordinance's plain language and intent to foster historic preservation.

38. The agenda attached four documents concerning Prentice, which suggested that the Commission would, in the span of a single meeting: (1) adopt a preliminary landmark recommendation for Prentice based primarily on its architectural significance; (2) consider a DHED report recommending that landmark status be denied based on economic considerations; and (3) rescind the preliminary recommendation issued earlier in the same meeting.

39. First, the agenda attached a Draft Preliminary Landmark Recommendation and a Draft Resolution for Preliminary Landmark Recommendation. The Draft Preliminary Landmark Recommendation asserted that Prentice met at least four of the architectural criteria set forth in Section 2-120-620 as well as the historic integrity requirement set forth in

Section 2-120-630. (Ex. 3, Draft Preliminary Landmark Recommendation at 25-28.) Consequently, the Draft Resolution for Preliminary Landmark Recommendation contemplated a resolution by the Commission making a preliminary landmark recommendation. (Ex. 3, Draft Resolution for Preliminary Landmark Recommendation.)

40. Next, the agenda attached a report from DHED, which asserted that preserving Prentice as a landmark was "directly at odds" with Northwestern's plans for the site. (Ex. 3, DHED Report at 2.) Despite being published on the Commission's website with the Commission's agenda on October 30, the DHED Report was dated "Nov. 1, 2012," and was not marked as a draft.² (*Id.* at 1.)

41. The DHED Report noted that DHED was in the "unique" position of having to evaluate preservation from two different perspectives; first as a landmark, and second as a site for potential development. (Ex. 3, DHED Report at 1.) On the first point, the Report stated that DHED's own staff had "approached the question professionally and carefully, issuing a report to the Commission that suggests that the building meets landmark criteria." (Id. at 2.) On the second point, the Report advocated that Northwestern's ability to obtain millions of dollars of research funding was at issue, and further that Northwestern would suffer a "competitive disadvantage" were Prentice preserved. (Id.) The DHED report proceeded to assert that "the civic and economic impact of Northwestern's proposed research program outweighs the relative importance of maintaining the former Prentice building as an

The Commission has since posted a new version of the November 1 agenda and attached documents to its website. The new version contains the same DHED Report, except with a physically applied draft stamp. This version remains available on the Commission's website at http://www.cityofchicago.org/city/en/depts/dcd/supp_info/landmarks_commission.html. (Last accessed Nov. 14, 2012.)

architectural landmark." (Id. at 3.) The Report concluded by recommending that the Commission "reject or rescind a preliminary designation, as appropriate." (Id. at 4.)

- 42. Finally, the agenda attached a second draft resolution accepting the DHED report and rescinding the preliminary landmark recommendation set forth in the first resolution. (Ex. 3, Draft Resolution Pertaining to the Report and Recommendations from the Department of Housing and Economic Development.)
 - 43. The November 1 meeting proceeded as the Commission had arranged.
- 44. First, the Commission stated that it would consider the criteria in Section 2-120-620 and the standards in Section 2-120-630 (i.e., the Section 620 criteria plus the integrity of Prentice's historic, community, architectural, and aesthetic value) for making a preliminary landmark recommendation. After allowing meeting attendees to speak, the Commission unanimously passed a resolution finding that Prentice met the test in Section 2-120-630 and making a preliminary recommendation to designate Prentice as a landmark. Specifically, the Commission found that Prentice met four of the seven criteria enumerated in Section 2-120-620.
- 45. In passing its first resolution, the Commission expressly limited its consideration to the enumerated criteria set forth in Section 2-120-620.
- 46. As part of its first resolution, the Commission requested from the Commissioner of DHED a report that evaluated the relationship of Prentice to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood. A representative of DHED entered a report into the record in

substantially the same form as the DHED Report attached to the Commission's November 1 agenda.

- 47. Finally, the Commission passed a second resolution accepting DHED's report and rescinding its preliminary landmark recommendation for Prentice in response to DHED's recommendation (the "Second Resolution"). This consideration undertaken by the Commission in connection with the Second Resolution was *not* limited to the enumerated criteria of Section 2-120-620. In so acting, the Commission exceeded the power granted to it by the Landmarks Ordinance.
- 48. In passing its Second Resolution, the Commission did not expressly limit its consideration to the enumerated criteria set forth in Section 2-120-620. Nor could the rescindment have been based on the enumerated criteria, as *nothing* in the DHED Report provided any information challenging any of the criteria upon which the "recommendation to the City Council for designation" was based.
- 49. The *economic hardship* process, with its own separate public hearing process, City Council oversight, and judicial review, represents the sole procedural basis by which the Landmarks Ordinance permits the Commission to address economic factors. By passing its Second Resolution based expressly on the DHED Report, the Commission engaged in impermissible economic weighing during the *landmark recommendation* process in contravention of the express directive of Section 2-120-620.
- 50. Because the Commission made and then rescinded its recommendation in the span of a single meeting, it failed to provide the "written notice" of a preliminary landmark designation required by Section 2-120-630. This notice was to have been sent by certified mail

to the owner of the property, the alderman of the ward in which the property is located, and "all relevant city departments." § 2-120-630.

51. A transcript of the November 1, 2012 meeting, if available, shall be filed by the Commission. See § 735 ILCS 5/3-108.

COUNT I ADMINISTRATIVE REVIEW PURSUANT TO THE REVIEW LAW

- 52. Plaintiffs reallege and incorporate paragraphs numbered 1 through 51 as if set forth fully herein.
- 53. The Commission acted arbitrarily and exceeded its authority by considering inappropriate factors in rescinding its preliminary landmark recommendation. The plain language of the Landmarks Ordinance requires that "[i]n making its recommendation to the City Council for designation, the commission shall limit its consideration solely" to the architectural criteria set forth in § 2-120-620 (emphasis added). This limitation to the § 2-120-620 criteria is not confined to a preliminary recommendation. Nothing in the Landmarks Ordinance permits the Commission to modify, change, or alter its recommendation based upon factors or criteria other than those enumerated in Section 2-120-620. This includes evidence introduced by the DHED Report other than that within the scope of the criteria in Section 2-120-620.
- 54. The Commission acted arbitrarily and exceeded its authority when it rescinded its own preliminary landmark recommendation and curtailed the public hearing process envisioned as part of the Ordinance. Here, once the Commission made a preliminary landmark recommendation, the Landmarks Ordinance required a public hearing and recommendation to the City Council unless the Commission made a determination that the

requisite criteria, as specified in § 2-120-620, had not been met and its evaluation of those criteria was in error.

- 55. The Landmarks Ordinance provides that in those limited circumstances in which the Commission addresses economic factors, pursuant to the "economic hardship" procedures, the Commission action is to be subject to judicial review.
- 56. The decision of the Commission constitutes a final administrative decision appealable to the Circuit Court of Cook County for review pursuant to the provisions of the Illinois Administrative Review Law ("Review Law"), 735 ILCS 5/3-101 et seq.
- 57. For the reasons set forth above, the Commission's Second Resolution exceeds its powers and duties as set forth in the Landmarks Ordinance. As such, the Commission's decision is unlawful.

A. IMMEDIATE STAY PURSUANT TO THE REVIEW LAW

- 58. Plaintiffs reallege and incorporate paragraphs numbered 1 through 57 as if set forth fully herein.
- 59. As set forth above, the Commission has exceeded its authority and acted arbitrarily in rescinding its preliminary landmark recommendation for Prentice.
- 60. A preliminary landmark recommendation would effectively prohibit the City from issuing a demolition permit for Prentice. The Commission's decision to rescind its recommendation has left Northwestern free to seek a demolition permit from the City of Chicago without any review by the Commission. Representatives of Northwestern stated at the Commission's November 1 meeting that they plan to seek such a permit within weeks.

- 61. If Northwestern demolishes Prentice, Plaintiffs will forever lose their opportunity to participate in the landmark recommendation process (through a public hearing and otherwise) as required by the Landmarks Ordinance with regards to Prentice. Without an immediate stay, Plaintiffs will also likely lose their opportunity to have this case heard on its merits by this Court.
- 62. An immediate stay of the Second Resolution is therefore required in order to preserve the status quo.
- 63. A stay will not endanger the public but rather will preserve the public's right to participate in the City's landmarks process.
- 64. Granting a stay here is not contrary to public policy. Rather, a stay will safeguard the policies embodied in the Landmarks Ordinance, including the due review of the Finance Committee of City Council and the City Council.
 - 65. Plaintiffs have shown a reasonable likelihood of success on the merits.
- 66. Under the Review Law, this Court has the power to "stay the decision of the administrative agency in whole or in part pending the final disposition of the case." 735 ILCS 5/3-111(a)(1). Plaintiffs request such a stay.

B. REVERSAL WITH INSTRUCTIONS PURSUANT TO THE REVIEW LAW

- 67. Plaintiffs reallege and incorporate paragraphs numbered 1 through 66 as if set forth fully herein.
- 68. As set forth above, the Commission has exceeded its authority and acted arbitrarily in rescinding its preliminary landmark recommendation for Prentice.

- 69. Under the Review Law, this Court has the power to affirm or reverse the Second Resolution in whole or in part. 735 ILCS 5/3-111(a)(5).
- 70. Under the Review Law, this Court has the power to reverse and remand the Second Resolution and to state the questions requiring further hearing or proceedings and to give such other instructions as may be proper. 735 ILCS 5/3-111(a)(6).
- 71. Under the Review Law, this Court has the power to remand for the purpose of taking additional evidence. 735 ILCS 5/3-111(a)(7).
- 72. Plaintiffs therefore request that the Court reverse the Commission's Second Resolution and remand for further hearings and proceedings and for the purpose of taking additional evidence, with the instructions detailed in Plaintiffs' Prayer for Relief.

COUNT II <u>ADMINISTRATIVE REVIEW PURSUANT TO COMMON LAW CERTIORARI</u>

- 73. Plaintiffs reallege and incorporate paragraphs numbered 1 through 72 as if set forth fully herein.
- 74. If not eligible for review pursuant to the Review Law, the Commission's Second Resolution represents a final administrative decision reviewable pursuant to a common-law writ of *certiorari*.
- 75. For the reasons set forth above, the Commission's Second Resolution exceeds its powers and duties as set forth in the Landmarks Ordinance. As such, the Commission's decision cannot stand.
- 76. Plaintiffs therefore request that the Court reverse the Commission's Second Resolution and remand for further hearings and proceedings as requested in Plaintiffs' Prayer for Relief.

A. IMMEDIATE STAY PURSUANT TO COURT'S INHERENT EQUITABLE POWERS

- 77. Plaintiffs reallege and incorporate paragraphs numbered 1 through 76 as if set forth fully herein.
- 78. As set forth above, the Commission has exceeded its authority and acted arbitrarily in rescinding its preliminary landmark recommendation for Prentice.
- 79. A preliminary landmark recommendation would effectively prohibit the City from issuing a demolition permit for Prentice. The Commission's decision to rescind its recommendation has left Northwestern free to seek a demolition permit from the City of Chicago. Representatives of Northwestern stated at the Commission's November 1 meeting that they plan to seek such a permit within weeks.
- 80. If Northwestern demolishes Prentice, Plaintiffs will forever lose their opportunity to participate in the landmark recommendation process (through a public hearing and otherwise) as required by the Landmarks Ordinance with regards to Prentice. Without an immediate stay, Plaintiffs will also likely lose their opportunity to have this case heard on its merits by this Court.
- 81. An immediate stay of the Second Resolution is therefore required in order to preserve the status quo.
- 82. If this action must proceed pursuant to a common-law writ of *certiorari* rather than an action under the Review Law, this Court nevertheless retains the inherent equitable power to stay the Second Resolution pending the final disposition of the case.
- 83. Plaintiffs have demonstrated a clearly ascertainable right in need of protection.

- 84. Plaintiffs will suffer irreparable harm in the absence of an immediate stay.
- 85. Plaintiffs have no adequate remedy at law.
- 86. Plaintiffs have shown a likelihood of success on the merits.
- 87. Plaintiffs therefore request an immediate stay of the Commission's Second Resolution pending the final disposition of the case.

B. DECLARATORY JUDGMENT

- 88. Plaintiffs reallege and incorporate paragraphs numbered 1 through 87 as if set forth fully herein.
- 89. As set forth above, the Commission has exceeded its authority and acted arbitrarily in rescinding its preliminary landmark recommendation for Prentice.
- 90. If this action must proceed pursuant to a common-law writ of *certiorari* rather than an action under the Review Law, this Court retains the power to issue a declaratory judgment setting forth a binding declaration of rights, pursuant to 735 ILCS Section 5/2-701.
- 91. Plaintiffs therefore request that the Court issue a judgment setting forth those instructions or declarations detailed in Plaintiffs' Prayer for Relief.

COUNT III WRIT OF MANDAMUS

- 92. Plaintiffs reallege and incorporate paragraphs numbered 1 through 91 as if set forth fully herein.
- 93. If not eligible for review pursuant to the Review Law or a common-law writ of *certiorari*, the Second Resolution remains the proper subject for a writ of *mandamus*.
- 94. Plaintiffs have demonstrated a right to a public hearing pursuant to Section 2-120-680 of the Landmarks Ordinance.

- 95. Plaintiffs have demonstrated a duty of the Commission to provide such a hearing.
 - 96. It is within the authority of the Commission to hold such a hearing.
- 97. The holding of such a hearing is not discretionary but rather required by the Landmarks Ordinance with regards to Prentice.
- 98. Plaintiffs therefore request that the Court reverse the Commission's Second Resolution and remand for a hearing as requested in Plaintiffs' Prayer for Relief.

PRAYER FOR RELIEF

WHEREFORE, Plaintiffs pray that this Court enter judgment in their favor, and respectfully request that the Court:

- (a) Immediately stay the Commission's Second Resolution pending the final disposition of the case;
- (b) Instruct or declare that the Commission acted arbitrarily and exceeded its authority when it adopted the Second Resolution;
- (c) Instruct or declare that the Landmarks Ordinance:
 - i) prohibits the Commission from considering any criteria not contained in Municipal Code § 2-120-620 when making a recommendation to the City Council,
 - ii) absent consent of the property owner to the landmark designation, requires the Commission to hold a public hearing pursuant to Municipal Code § 2-120-680,
 - prohibits the Commission from considering any economic factors in determining whether to recommend the proposed landmark designation to the City Council, and
 - iv) requires the Commission to transmit to the City Council
 the official record of its proceedings concerning the
 proposed recommendation for Prentice;

- (d) Reverse the Commission's Second Resolution and remand this matter to the Commission for a public hearing and other proceedings consistent with the Landmarks Ordinance;
- (e) Award Plaintiffs' attorneys' costs; and
- (f) Grant such other relief as the Court deems just and equitable.

Respectfully submitted,

By:

Wayne W. Whalen, Attorney No. 55881 Martin V. Sinclair, Jr., Attorney No. 47489 Paul J. Forster, Attorney No. 55880 155 N. Wacker Drive, Suite 2700 Chicago, IL 60606 (312) 407-0700 (312) 407-0411 (fax)

Counsel For Plaintiffs National Trust For Historic Preservation In The United States and Landmarks Preservation Council Of Illinois. Of Counsel: Michael Rachlis RACHLIS DURHAM DUFF ADLER & PEEL, LLC 542 South Dearborn, Suite 900 Chicago, Illinois 60605 (312) 733-3950 Firm No. 48221

VERIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that she verily believes the same to be true.

y: _______

SUBSCRIBED and SWORN to me this

day of November, 2012.

Notary Public

"OFFICIAL SEAL"
MONICA A. KOONCE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/21/2014

EXHIBIT 1

ARTICLE XVII. COMMISSION ON CHICAGO HISTORICAL AND ARCHITECTURAL LANDMARKS

2-120-580 Purpose of provisions.

It is hereby declared necessary for the general welfare of the citizens of the City of Chicago as an exercise of the home rule authority of the City of Chicago under Article VII, Section 6, of the Illinois Constitution, to protect and encourage the continued utilization of areas, districts, places, buildings, structures, works of art, and other similar objects within the City of Chicago eligible for designation by ordinance as "Chicago Landmarks". The purpose of these sections is the following:

- 1. To identify, preserve, protect, enhance, and encourage the continued utilization and the rehabilitation of such areas, districts, places, buildings, structures, works of art, and other objects having a special historical, community, architectural, or aesthetic interest or value to the City of Chicago and its citizens;
- 2. To safeguard the City of Chicago's historic and cultural heritage, as embodied and reflected in such areas, districts, places, buildings, structures, works of art, and other objects determined eligible for designation by ordinance as "Chicago Landmarks";
- 3. To preserve the character and vitality of the neighborhoods and central area, to promote economic development through rehabilitation, and to conserve and improve the property tax base of the City of Chicago;
- 4. To foster civic pride in the beauty and noble accomplishments of the past as presented in such "Chicago Landmarks";
- 5. To protect and enhance the attractiveness of the City of Chicago to homeowners, home buyers, tourists, visitors, businesses and shoppers, and thereby to support and promote business, commerce, industry, and tourism and to provide economic benefit to the City of Chicago;
- 6. To foster and encourage preservation, restoration, and rehabilitation of areas, districts, places, buildings, structures, works of art, and other objects, including entire districts and neighborhoods, and thereby prevent future urban blight and in some cases reverse current urban deterioration;
- 7. To foster the education, pleasure, and welfare of the people of the City of Chicago through the designation of "Chicago Landmarks";
- 8. To encourage orderly and efficient development that recognizes the special value to the City of Chicago of the protection of areas, districts, places, buildings, structures, works of art, and other objects designated as "Chicago Landmarks";
- 9. To encourage the continuation of surveys and studies of Chicago's historical and architectural resources and the maintenance and updating of a register of areas, districts, places, buildings, structures, works of art, and other objects which may be worthy of landmark designation; and
- 10. To encourage public participation in identifying and preserving historical and architectural resources through public hearings on proposed designations, building permits, and economic hardship variations.

(Prior code § 21-62; Added Coun. J. 3-11-87, p. 40272)

2-120-590 Commission - Creation, composition and officers.

There is hereby created a commission on Chicago landmarks. The commission shall consist of nine members, eight

of whom shall be appointed by the mayor by and with consent of the city council of the City of Chicago. The ninth member shall be the commissioner of housing and economic development or his designee. The members shall serve without compensation. One of the members shall be designated by the mayor as chairman, another as vice-chairman, and another as secretary. For the purposes of this Article XVII, the "commission" means the commission on Chicago landmarks.

(Prior code § 21-63; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 6-22-88, p. 14547; Amend Coun. J. 12-11-91, p. 10936; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 2)

2-120-600 Commission membership and meetings.

A majority of the members of the commission shall constitute a quorum. The commission shall meet on the call of the chairman or of four of its members. The term of each member shall be for four years and until a successor is appointed. No more than four members shall be replaced in a one-year period. Commission members shall be selected from professionals in the disciplines of history, architecture, historic architecture, planning, archaeology, real estate, historic preservation, or related fields, or shall be persons who have demonstrated special interest, knowledge, or experience in architecture, history, neighborhood preservation, or related disciplines.

(Prior code § 21-64; Added Coun. J. 3-11-87, p. 40272)

2-120-610 Commission - Powers and duties.

The commission shall have and may exercise the following duties, powers, and responsibilities:

- 1. To conduct an ongoing survey of the City of Chicago for the purpose of identifying those areas, district, places, building, structures, works of art, and other objects of historic or architectural significance; the results of such an ongoing survey shall be carried and transmitted online on the City of Chicago website, and the website identification shall be carried on the City of Chicago TV Public Access Channel.
- 2. To hold hearings and to recommend that the city council designate by ordinance areas, districts, places, buildings, structures, works of art, and other objects as official "Chicago Landmarks", if they qualify as defined hereunder, and to recommend that such designation include all or some portion of the property or any improvements thereon;
- 3. To cause plaques to be manufactured and installed that identify the significance of designated landmarks and landmark districts;
- 4. To prepare and publish maps, brochures, and other descriptive and educational materials about Chicago's landmarks and landmark districts and their designation and protection;
- 5. To review permit applications for alteration, construction, reconstruction, erection, demolition, relocation, or work of any kind affecting landmarks and structures or unimproved sites in landmark districts and to require the presentation of such plans, drawings, elevations, and other information as may be necessary to review those applications;
- 6. To advise and assist owners or prospective owners of designated or potential landmarks or structures in landmark districts on technical and financial aspects of preservation, renovation, rehabilitation and reuse, and to establish standards and guidelines therefor;
- 7. To apply for and accept any gift, grant, or bequest from any private or public source, including agencies of the federal or state government, upon approval by the city council, for any purpose authorized by these provisions;
 - 8. To make recommendations to the city council concerning means to preserve, protect, enhance, rehabilitate and

perpetuate landmarks and structures in landmark districts;

- 9. To adopt, publish, and make available rules of procedure and other regulations for the conduct of commission meetings, hearings, and other business;
- 10. To prepare and present nominations of landmarks and historic districts to any state or federal registers of historic places;
- 11. To assume whatever responsibility and duties may be assigned to it by the state under Certified Local Government provisions of the National Historic Preservation Act of 1966, as amended;
- 12. To cooperate with and enlist the aid of persons, organizations, corporations, foundations, and public agencies in matters involving historic preservation, renovation, rehabilitation and reuse;
- 13. To advise any city department or agency concerning the effect of its actions, programs, capital improvements or activities on designated or potential landmarks;
- 14. To consider whether denial of permits affecting landmarks and structures or unimproved sites in landmark district results in economic hardship to property owners;
- 15. To exercise any other power or authority necessary or appropriate to carry out the purpose of these provisions.

(Prior code § 21-65; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 5-17-00, p. 32718, § 1)

2-120-620 Landmarks - Criteria for designation.

The commission shall familiarize itself with areas, districts, places, buildings, structures, works of art, and other objects within the City of Chicago which may be considered for designation by ordinance as "Chicago Landmarks". and maintain a register thereof. In making its recommendation to the city council for designation, the commission shall limit its consideration solely to the following criteria concerning such area, district, place, building, structure, work of art, and other objects:

- 1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States;
- 2. Its location as a site of a significant historic event which may or may not have taken place within or involved the use of any existing improvements;
- 3. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States;
- 4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship;
- 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States;
- 6. Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous;
- 7. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.

(Prior code § 21-66; Added Coun. J. 3-11-87, p. 40272)

📮 2-120-630 Landmarks – Preliminary recommendation.

The commission may, by resolution, make a preliminary landmark recommendation if the commission determines that an area, district, place, building, structure, work of art, or other object: (i) meets two or more of the criteria required for landmark designation, and (ii) has a significant historic, community, architectural or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural or aesthetic interest or value. The commission shall send, by certified mail, return receipt requested, written notice of such recommendation to the owner of the property. The commission shall also notify in writing the alderman of each ward in which the property is located and all relevant city departments.

(Prior code § 21-67; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085)

2-120-640 Preliminary recommendation – Request for planning report.

Upon adoption of a resolution making a preliminary recommendation the commission shall request a report from the commissioner of housing and economic development which evaluates the relationship of the proposed designation to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood. The report shall also include the commissioner's opinion and recommendation regarding any other planning consideration relevant to the proposed designation and the commissioner's recommendation of approval, rejection or modification of the proposed designation. The report shall be submitted to the commission within 60 days of the request, if the proposed designation is of an area, place, building, structure, work of art or other object, or within 90 days, if the proposed designation is a district, and shall become part of the official record concerning the proposed designation. The commission may make such modifications, changes and alterations concerning the proposed designation as it deems necessary in consideration of any recommendation of the commissioner of housing and economic development. If the commissioner declines or fails to submit a report within the time provided herein, the commission may proceed with designation.

(Prior code § 21-68; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 12-11-91, p. 10936; Amend Coun. J. 2-26-97, p. 40085; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 2)

2-120-650 Request for owner consent.

The commission shall thereafter, by first-class mail, notify the owner of the property of the reasons for and effects of the proposed designation and request that the owner consent in writing to the proposed designation. The owner shall respond within 45 days from the date of mailing of the request. In the case of the proposed designation of an area, place, building, structure, work of art or other object, an owner may, within the 45-day period, request an extension of time, not to exceed 120 days, to submit a response. In the case of the proposed designation of a district, the alderman of a ward in which the district is wholly or partly located may, within the 45-day period, request an extension of time, not to exceed 120 days, for owners to submit responses. If the owner consents to designation, the commission shall notify the owner of its determination with respect to the proposed designation within 45 days after receipt of the owner's consent and shall forward its recommendation to the city council as provided in Section 2-120-690. If the owner declines or fails to give written consent to the proposed designation within the time specified in this section, the commission shall schedule a public hearing on the proposed designation.

(Prior code § 21-69; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 10-7-98, p. 78734, § 2)

2-120-660 Buildings owned or used by religious organizations.

No building that is owned by a religious organization and is used primarily as a place for the conduct of religious ceremonies shall be designated as a historical landmark without the consent of its owner.

(Prior code § 21-69.1; Added Coun. J. 3-II-87, p. 40272)

2-120-670 Public hearing - Notice requirements.

Prior to conducting a public hearing under this Chapter 2-120, the commission shall give written notice of the date, time, and place of the hearing to any owner of the subject property. The commission shall also cause to be posted, for a period of not less than 15 days immediately preceding the hearing, a notice stating the time, date, place, and matter to be considered at the hearing. The notice shall be prominently displayed on the place, building, object or structure, or on the public ways abutting the property, and, in the case of designation of areas or districts, the notices shall be placed on the principal boundaries thereof. In addition, not less than 15 days prior to the hearing, the commission shall cause a legal notice to be published in a newspaper of general circulation in the City of Chicago setting forth the nature of the hearing, the property, area, or district involved, and the date, time, and place of the scheduled public hearing.

(Prior code § 21-70; Added Coun. J. 3-11-87, p. 40272)

2-120-680 Public hearing – Presentation of evidence.

The commission shall provide a reasonable opportunity for all interested persons to present testimony or evidence under such rules as the commission may adopt governing the proceedings of a hearing. At the hearing, each speaker shall state his name, address, and the interest which he represents. The hearing may be continued to a date certain, and a transcript and record shall be kept of all proceedings. A person, organization, or other legal entity whose use or whose members' use or enjoyment of the area, district, place, building, structure, work of art or other object proposed for designation may be injured by the designation or the failure of the commission to recommend designation, may become a party to a designation proceeding. Any person, organization, or other legal entity whose use or enjoyment of the area, district, place, building, structure, work of art or other object designated as a landmark may be injured by the approval or disapproval of a proposed alteration, construction, reconstruction, erection, demolition or relocation of a proposed or designated landmark, may become a party to a permit application proceeding. The foregoing shall include, without limitation, persons, organizations or other legal entities residing in, leasing or having an ownership interest in real property located within 500 feet of the property line of the proposed or designated landmark or within the proposed or designated landmark district.

(Prior code § 21-71; Added Coun. J. 3-11-87, p. 40272)

2-120-690 Commission recommendation following bearing.

Within 30 days after the conclusion of the public hearing, the commission shall determine whether to recommend the proposed landmark designation to the city council. If the commission makes a determination to recommend a designation to the city council, it shall set forth its recommendation in writing, including finding of fact relating to the criteria for designation in Section 2-120-620 that constitute the basis for its decision and shall transmit its recommendation to the city council, to the owner of the property and to the parties appearing at the public hearing. If 51 percent of the owners of the property in a district responding to the request for consent file written objections to designation, a recommendation of landmark designation of that district must be approved by the affirmative vote of six members of the commission. The commission shall also transmit to the city council the official record of its proceedings concerning the recommended designation. If the proposed designation is of an area, place, building, structure, work of art or other object, the commission shall transmit its recommendation to the city council within 180 days from the date of receipt of the report of the commissioner of housing and economic development, or if no report has been received, within 240 days from the date of the commission's request for the report. If the proposed designation is of a district, the commission shall transmit its recommendation to the city council within 240 days from the date of receipt of the report of the commissioner of housing and economic development, or, if no report has been received, within 330 days from the date of the commission's request for the report. If, however, an extension of time has been granted under Section 2-120-650, the time allowed for submission under this section shall be extended by the same number of days.

(Prior code § 21-72; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 12-11-91, p. 10936; Amend Coun. J. 11-19-08, p. 47220, Art. VII, § 1; Amend Coun. J. 11-17-10, p. 106597, Art. IX, § 2)

2-120-700 City council consideration of designation – Plaques.

The city council shall give due consideration to the findings, recommendations and record of the commission in making its determination with respect to the proposed designation of any area, district, place, building, structure, work of art or other object having a significant historic, community, architectural, or aesthetic interest or value. The city council may, in its discretion, hold public hearings on any such recommended designation. The city council may by ordinance designate an area, district, place, building, structure, work of art or other object: (i) meeting two or more of the criteria stated in Section 2-120-620 hereof, and (ii) having a significant historic, community, architectural or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural or aesthetic interest or value, as a "Chicago Landmark". The city council may direct that a suitable plaque or plaques be created by the commission appropriately identifying said landmark. The plaque may be affixed to private property only if the owner or owners consent in writing.

(Prior code § 21-73; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085)

2-120-705 Time in which recommendation may be considered.

If the city council does not take final action upon any landmark recommendation submitted by the commission on Chicago landmarks to the city council within 365 days of the date upon which the recommendation is filed with the city council, landmark designation based upon the recommendation of the commission shall be granted. The historic landmark preservation committee of the city council shall hold timely hearings and report its recommendation to the city council.

(Added Coun. J. 3-6-96, p. 17630; Amend Coun. J. 2-26-97, p. 40085)

2-120-710 Preservation easements for landmarks.

The commission may consider and recommend to the city council the adoption of a preservation easement for any designated landmark or for any building, area, district or place which meets the criteria for landmark designation. If an owner of any property proposes to the commission a preservation easement, the commission shall hold a public hearing on the proposal in accordance with Sections 2-120-670 and 2-120-680 prior to recommending that the city council accept the proposed easement.

(Prior code § 21-74; Added Coun. J. 3-11-87, p. 40272)

2-120-720 Landmarks - Notice of designation.

Immediately following official designation by the city council, the commission shall notify the department of buildings of the City of Chicago of the designation. The commission shall also, within ten days of the official designation, send a notice of the designation and a summary of the effects of designation to the owner of the property by first class mail. The commission shall also file with the recorder of deeds of Cook County, the assessor of Cook County, the bureau of maps and plats of the city of Chicago, and all other relevant city departments, a certified copy of the designation ordinance.

(Prior code § 21-75; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 12-11-91, p. 10936; Amend Coun. J. 2-26-97, p. 40085; Amend Coun. J. 9-10-97, p. 50512; Amend Coun. J. 10-7-98, p. 78734, § 2)

2-120-730 Amendment and recision of designation.

Any designation of an area, district, place, building, structure, work of art or other similar object as a "Chicago Landmark" shall only be amended or rescinded in the same manner and procedure as the original designation was made. If the commission votes not to recommend a proposed designation to the city council, or if the city council has refused to designate a proposed "Chicago Landmark", then the commission may reconsider such proposed designation only if: (i) the commission finds that a substantial change in circumstances has occurred or new information becomes available relative to the criteria set forth in Section 2-120-620; or (ii) the owner of the property consents to such reconsideration in writing.

(Prior code § 21-76; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 10-23-91, p. 6879; Amend Coun. J. 2-26-97, p. 40085)

2-120-740 Alteration, relocation or demolition of landmarks – Permit review requirements.

No permit for alteration, construction, reconstruction, demolition, relocation, or other work, shall be issued to any applicant by any department of the City of Chicago without the written approval of the commission for any area, place, building, structure, work of art or other object for which the commission has made a preliminary recommendation for landmark status or which has been designated as a "Chicago Landmark" in the following instances: (1) where such permit would allow the alteration or reconstruction of or addition to any improvement which constitutes all or a part of a landmark or proposed landmark; or (2) where such permit would allow the demolition of any improvement which constitutes all or a part of a landmark or proposed landmark; or (3) where a permit would allow the construction or erection of any addition to any improvement or the erection of any new structure or improvement on any land within a landmark district; or (4) where a permit would allow the construction or erection of any sign or billboard within the public view which may be placed on, in, or immediately adjacent to any improvement which constitutes all or part of any landmark or proposed landmark. Any city department which receives an application for a permit as defined in this section shall forward the application, including copies of all detailed plans, designs, elevations, specifications, and documents relating thereto, to the commission within seven days of receipt thereof. It shall be a violation of this ordinance for an owner to perform, authorize or allow work or other acts requiring review without a permit.

(Prior code § 21-77; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085)

2-120-750 Permit review - Preexisting work.

Erection, construction, reconstruction, alteration, or demolition work begun pursuant to a properly issued permit prior to a preliminary recommendation for landmark status shall not be subject to review by the commission unless such permit has expired, been canceled or revoked, or the work is not diligently proceeding to completion in accordance with the Chicago Building Code.

(Prior code § 21-78; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085)

2-120-760 Application for permit - Preliminary decision by commission.

Within 15 days of its receipt of an application for a permit, as defined in Section <u>2-120-740</u>, the commission shall issue in writing a preliminary decision approving or disapproving the application and shall notify the applicant and the appropriate city department of its preliminary decision.

(Prior code § 21-79; Added Coun. J. 3-11-87, p. 40272)

2-120-770 Application for permit - Preliminary approval by commission.

If the commission finds that the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the commission's

published procedures, the commission shall issue a preliminary approval of the application. Upon receipt of the commission's preliminary approval, the appropriate city department shall proceed in its usual manner with its own review of the application. No substantial change shall be made to the work proposed in the application for the permit after approval by the commission without resubmittal to the commission and approval thereof in the same manner as for the original application.

(Prior code § 21-80; Added Coun. J. 3-11-87, p. 40272)

2-120-780 Application for permit – Preliminary disapproval by commission.

If the commission finds that the proposed work will adversely affect or destroy any significant historical or architectural feature of the improvement or the district, or is inappropriate or inconsistent with the designation of the structure, area or district, or is not in accordance with the spirit and purposes of this ordinance, or does not comply with the Standards for Rehabilitation established by the Secretary of the Interior, the commission shall issue a preliminary decision disapproving the application for permit; provided, however, that if the construction, reconstruction, alteration repair or demolition of any improvement could remedy conditions imminently dangerous to life, health or property, as determined in writing by the department of buildings, or the board of health, or the fire department, the commission shall approve the work notwithstanding other considerations relating to its designation as a "Chicago Landmark" or to the fact that the commission has made a preliminary recommendation for landmark status.

(Prior code § 21-81; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 2-26-97, p. 40085)

2-120-790 Preliminary disapproval – informal conference on alternative procedures.

Within ten days after receiving the commission's notice of preliminary disapproval, the applicant for permit may request in writing an informal conference before the commission for the purpose of securing compromise regarding the proposed work so that the work will not, in the opinion of the commission, adversely affect any significant historical or architectural feature of the improvement or district and will be appropriate and consistent with the spirit and purposes of this ordinance. The commission shall hold such conference within 15 days after receipt of the request. The commission shall consider with the applicant every means for substantially preserving, protecting, enhancing and perpetuating the special historical or architectural feature of the improvement or district, including investigating the possibility of modifying the proposed work, the possibility of any alternative private use of the structure or structures that would substantially preserve its special features, and the possibility of public incentives for enhancing the use of the structure or structures or district involved. If the commission and the applicant for permit reach accord through the informal conference, the commission shall issue its approval of the application for permit as modified and so notify the applicant and the appropriate city departments in accordance with Section 2-120-760 and 2-120-770.

(Prior code § 21-82; Added Coun. J. 3-11-87, p. 40272)

2-120-800 Application for permit - Public hearing.

If within 30 days after the conclusion of an informal conference under Section 2-120-790, the commission and applicant for permit have failed to reach accord or if the applicant fails to request an informal conference within ten days of receiving notice as provided in Section 2-120-790, the commission shall commence a public hearing on the permit application in accordance with Sections 2-120-670 and 2-120-680. The public hearing shall be concluded within 90 days after the commission has disapproved the permit unless the applicant requests or agrees in writing to an extension of time. The commission shall, within 30 days after the conclusion of the hearing, issue a written decision approving or disapproving the permit application. The decision shall contain the findings of fact that constitute the basis for the decision consistent with the criteria in Section 2-120-740. The commission shall send written notice of its decision to the applicant by certified mail, return receipt requested, to the appropriate city departments, to all parties registered at the public hearing, and to the city council.

(Prior code § 21-83; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085)

🔎 2-120-810 Application for permit – Final commission decision.

Unless the decision is subject to city council review under Section 2-120-825, the written decision of the commission approving or disapproving an application for a permit under Section 2-120-800 shall be on the date it issues a final administrative decision appealable to the Circuit Court of Cook County under the provisions of the Illinois Administrative Review Law, as amended.

(Prior code § 21-84; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 9-1-99, p. 10907, § 1; Amend Coun. J. 3-31-04, p. 20916, § 4.8)

2-120-815 Permit fee waivers.

Notwithstanding any other provision of this Code to the contrary, the city council shall, by the passage of an appropriate order, waive any fees charged by the City of Chicago for the issuance of any permit for which approval of the commission is required pursuant to this chapter.

(Added Coun. J. 2-26-97, p. 40048)

2-120-820 Expedited consideration of designation and permit.

Notwithstanding any other provision in this ordinance, if an owner of an area, parcel within as district, place, building, structure, work of art, or other object for which the commission has made a preliminary recommendation pursuant to Section 2-120-630 applies for a permit, and if the commission issues a preliminary disapproval of the application, pursuant to Sections 2-120-760 and 2-120-780, the commission shall schedule and conduct a public hearing on both the proposed designation and the application for permit and shall notify the city council of its recommendations thereon within 90 days of the date the application for permit is received by the commission. If the commission fails to make its recommendation on designation to the city council within 90 days, then the application for the permit shall be deemed approved by the commission. If the commission submits its recommendation within 90 days and the city council does not pass an ordinance granting the proposed designation within 90 days after the recommendation of the commission, then the application for permit shall be deemed approved by the commission.

(Prior code § 21-85; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085)

2-120-825 Permits for demolition of landmarks - City council approval required.

Notwithstanding any other provision of this ordinance to the contrary, except as provided in subsection (c), in the case of any permit application for the demolition of 40 percent or more of any building or other structure designated as a "Chicago Landmark" or located in any district designated as a "Chicago Landmark", the commission's decision approving an application issued under Section 2-120-770, Section 2-120-790 or Section 2-120-800 shall be subject to review by the city council. Upon issuing its decision approving an application, the commission shall forward a recommendation for the approval of the permit application, in writing, to the committee on historical landmark preservation of the city council. Within 75 days after the receipt of the commission's recommendation, the committee on historical landmark preservation shall consider the commission's recommendation and vote to recommend that the city council accept or reject the commission's recommendation. At the next regular meeting of the city council following the committee's vote, unless the matter is deferred and published in accordance with state law, the city council shall, by passage of an appropriate order, accept or reject the commission's recommendation. If the matter is deferred and published, the city council shall, by passage of an appropriate order, accept or reject the commission's recommendation at the next regular meeting of the city council following the meeting at which the matter was deferred and published. If the city council does not accept or reject the commission's recommendation within the time specified herein, the commission's recommendation shall be deemed to be accepted. The city council's decision shall be based on whether the proposed demolition will adversely affect any significant historical or architectural feature of the

improvement or the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the criteria to review demolitions as set forth in the Rules and Regulations of the commission.

- (b) For purposes of this section, 40 percent or more of a building or structure shall mean 40 percent or more of the significant historical or architectural features identified in the ordinance designating the building or structure or the district in which the building or structure is located a "Chicago Landmark"; provided that, if no significant features were identified in the designation ordinance, the entire building or structure shall be deemed a significant feature for purposes of this section.
- (c) This section shall not apply to permit applications for the demolition of: (i) any building or structure that is necessary to remedy conditions imminently dangerous to life, health or property, as determined in writing by the department of buildings, the board of health or the fire department; or (ii) auxiliary buildings or structures such as garages. Within 30 days of the commission's decision approving a permit application for a building or structure pursuant to subsection (c)(i) of this section, the commission shall forward to the committee on historical landmark preservation of the city council a written report informing the committee of the commission's decision and stating the reasons for its decision.

(Added Coun. J. 9-1-99, p. 10907, § 1)

2-120-830 Economic hardship exception - Application.

Upon final notification from the commission or the city council of a decision to deny an application for a permit to construct, reconstruct, alter, add to, demolish or relocate property given a preliminary recommendation for landmark status or designated as a "Chicago Landmark", the applicant may within 30 days apply to the commission for an economic hardship exception on the basis that denial of a permit will result in the loss of all reasonable and beneficial use or return from the property. The commission shall develop regulations that describe factors, evidence and testimony that will be considered by the commission in making its determination.

(Prior code § 21-86; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 2-26-97, p. 40085; Amend Coun. J. 9-1-99, p. 10907, § 1)

2-120-840 Economic hardship exception - Public hearing.

The commission shall schedule and hold a public hearing on the application for an economic hardship exception within 30 days from receipt of the application. Notice of the date, time, place and subject matter of the hearing shall be provided in accordance with Section 2-120-670 and, in addition, shall be provided in writing to all persons who presented testimony at the public hearing on the permit application under Section 2-120-800. The hearing shall be concluded within 90 days after the application for exception has been received by the commission. All interested persons shall be allowed to participate in the hearing as provided in Section 2-120-680. The commission or the hearing officer may solicit expert testimony or relevant information from the applicant. A record of the proceedings shall be kept by the commission.

(Prior code § 21-87: Added Coun. J. 3-11-87, p. 40272)

2-120-850 Economic hardship exception - Commission determination.

Within 60 days following conclusion of the hearing under Section 2-120-840, the commission shall determine whether denial of the permit denies the applicant all reasonable and beneficial use of or return from the property. The determination shall be accompanied by a report stating the reasons for the decision. In the case of a finding of economic hardship, the decision shall also be accompanied by a recommended plan to relieve any economic hardship. This plan may include, but is not limited to, property tax relief, loans or grants from the City of Chicago or other public or private sources, acquisition by purchase or eminent domain, building code modifications, changes in applicable

zoning regulations including a transfer of development rights, or relaxation of the provisions of this ordinance sufficient to allow reasonable beneficial use of or return from the property.

(Prior code § 21-88; Added Coun. J. 3-11-87, p. 40272)

2-120-860 Economic hardship exception - Appeal from commission decision.

The determination by the commission pursuant to Section <u>2-120-870</u> approving or disapproving an application for an economic hardship exception shall, on the date it issues, be a final administrative decision appealable to the Circuit Court of Cook County under the provisions of the Illinois Administrative Review Law, as amended.

(Prior code § 21-89; Added Coun. J. 3-11-87, p. 40272; Amend Coun. J. 3-31-04, p. 20916, § 4.9)

2-120-870 Economic hardship exception - Report to city council.

Upon a determination by the commission pursuant to Section 2-120-850 finding an economic hardship, the commission shall forward its decision, report and proposal to the finance committee of the city council.

(Prior code § 21-90; Added Coun. J. 3-11-87, p. 40272)

2-120-880 Economic hardship exception - Finance committee consideration.

The finance committee of the city council shall give prompt consideration to the decision, report, and recommended plan to relieve economic hardship filed by the commission hereinabove provided, and shall recommend to the city council within 60 days after the receipt of said report whether or not said owner relief plan, as modified or not by the finance committee, shall be approved or disapproved.

(Prior code § 21-91; Added Coun. J. 3-11-87, p. 40272)

2-120-890 Economic hardship exception - City council decision.

The city council, within 30 days following said finance committee recommendation, shall approve or disapprove by ordinance a plan to relieve economic hardship to the owner. If the city council does not approve a plan to relieve economic hardship within the time specified, the plan to relieve economic hardship shall be deemed to be denied and the permit shall issue. If the city council approves a plan to relieve economic hardship that requires that any action be taken by city departments or agencies, the action shall be initiated within 30 days following passage of the ordinance.

(Prior code § 21-92; Added Coun. J. 3-11-87, p. 40272)

2-120-900 Hearings and hearing officers.

In any hearing conducted by the commission pursuant to Sections 2-120-680, 2-120-800 or 2-120-840 hereof; the commission may designate any commission member or members or any other person as hearing officer to hold such hearing and take evidence. No member of the commission absent from the entire hearing shall be eligible to vote on any matter which is the subject of the hearing until such member is provided with transcripts or tapes of the testimony heard and evidence presented at such hearing. The commission, in making its determination, shall take into account any written opinion of the appointed hearing officer, if any, on the evidence presented.

(Prior code § 21-93; Added Coun. J. 3-11-87, p. 40272)

2-120-910 Penalties and remedies for violations.

The following penalties and remedies shall be applicable to violations of this ordinance:

- 1. Penalties. Failure to perform any act required by the ordinance codified in this Article XVII or performance of any action which is prohibited by said sections shall constitute a violation thereof. Every day on which a violation exists shall constitute a separate violation and a separate offense. Any person violating any of the provisions of this ordinance shall be subject to a fine of not less than \$500.00 nor more than \$1,000.00 for each offense. In addition, if the owner of property designated a "Chicago Landmark" wilfully or through gross negligence causes all or any part of the property to be demolished or substantially destroyed or altered without the approval of the city council or the commission, as the case may be, then no permit to construct a new structure or improve said structure shall be issued for said property or for the land upon which the landmark stood within five years of the date of the demolition or alteration. Thereafter for a period of 20 years, commencing at the end of the five-year period herein before stated, any application for a building permit on the subject premises shall follow the procedure heretofore set out in Section 2-120-740 through 2-120-800.
- 2. Remedies. Notwithstanding the provisions of subsection (1) hereof, in the event any building or structure is erected, constructed, reconstructed, altered, added to or demolished in violation of this ordinance, the City of Chicago may institute appropriate proceedings to prevent or remedy such unlawful erection, construction, reconstruction, alteration, addition or demolition.

(Prior code § 21-94; Added Coun. J. 3-11-87, p. 40272)

2-120-920 Severability.

If any provision of this ordinance or application thereof to any person or circumstance is invalid, such invalidation shall not affect other provisions or applications of the Act which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

(Prior code § 21-95; Added Coun. J. 3-11-87, p. 40272)

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EXHIBIT 2



Landmarks Ordinance

and the Rules and Regulations of the Commission on Chicago Landmarks



CITY OF CHICAGO RAHM EMANUEL, MAYOR

Commission on Chicago Landmarks Rafael M. Leon, Chairman The Commission on Chicago Historical and Architectural Landmarks was created in 1957 by the City Council. It served primarily as an advisory board, whose principal purpose was to compile a list of significant buildings.

In 1968, the City Council adopted a landmarks ordinance that gave the Commission the responsibility of recommending to the Council which specific landmarks should be protected by law. The ordinance also gave the Commission the authority to review building permits for landmarks, to ensure that any proposed alterations would not negatively affect the character of the landmark.

In 1987, the ordinance was revised to more clearly articulate the processes for landmark designation and permit review and to add an economic hardship provision for owners. The Commission also was renamed the Commission on Chicago Landmarks at that time.

In 1997 and 1999, other revisions were made to the ordinance, including regarding the status of "pending" landmarks, the waiving of permit fees for owners of landmark properties, and requiring review by the City Council of any demolitions approved by the Commission. In 2009, the Commission membership was expanded from 9 to 10 members (to add an additional ex-officio member as part of a city department reorganization). Effective January 1, 2011, the ordinance was amended to return the membership of the Commission from ten to nine members (including one ex-officio member).

As of February 3, 2011, when this document was printed, there were 349 designated landmarks: 296 individual landmarks and 53 landmark districts and 7 district extensions.

COVER: The staircase of the Rookery Building at 209 S. LaSalle St., a structure designed by Burnham and Root in 1885. The Rookery's restored atrium is one of the city's most famous interior spaces. (Photograph by Richard Nickel, 1972)

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[One of the powers, duties and responsibilities of the Commission on Chicago Landmarks under Section 610 of the Chicago Landmarks Ordinance, Chapter 2-120 of the Municipal Code of Chicago, is to adopt rules of procedure and other regulations for the conduct of its meetings, hearings, and other business. The last major revisions to the Commission's Rules and Regulations were adopted on December 7, 2006. On February 3, 2011, minor technical revisions were adopted by the Commission to reflect an amendment to the Ordinance reducing the membership of the Commission from ten to nine members.]

Rules and Regulations

of the Commission on Chicago Landmarks

Article I - The Commission

A. Membership, Officers, and Committees

1. Membership

- a. Members. As set forth in section 2·120·590 of the Municipal Code of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") shall consist of nine members, eight of whom shall be appointed by the Mayor, by and with the consent of the Chicago City Council. The ninth member shall be the Commissioner of the Department of Housing and Economic Development or his or her designee. [Amend. 2/3/11]
- b. Powers and Duties. Commission members' powers and duties are set forth in section 2·120·610 of the Municipal Code, these Rules and Regulations, and any future rules or policies adopted by the Commission consistent with law.
- c. Ethics. Members of the Commission are subject to the Governmental Ethics Ordinance, codified at Chapter 2-156 of the Municipal Code. If any party to a proceeding believes with good reason that a member of the Commission has a conflict of interest pursuant to Chapter 2-156 of the Municipal Code in the matter being considered, said party shall immediately bring this possible conflict of interest to the attention of the Commission or, at a public hearing, to the attention of the

hearing officer, who may request that the Commission member abstain from participation.

2. Officers

Pursuant to section 2-120-590 of the Municipal Code, the officers of the Commission, designated by the Mayor, shall be a Chair, a Vice-Chair, and a Secretary.

- a. Chair. The Chair shall be the chief executive of the Commission, shall set meeting dates, preside at meetings, decide all points of order and procedure, and have such additional duties and powers as delegated in these Rules and Regulations. In the absence of or recusal by the Chair, the Vice-Chair shall serve as the Chair. In the absence of or recusal by both the Chair and the Vice-Chair, the Chair shall appoint another member of the Commission to serve as the Chair. All powers delegated to the Chair in these Rules and Regulations shall apply equally to the Vice-Chair or any other member of the Commission when acting as Chair.
- b. Vice-Chair. The Vice-Chair shall serve as Chair in the absence of or recusal by the Chair. All powers delegated to the Chair in these Rules and Regulations shall apply equally to the Vice-Chair when acting in the absence of or recusal by the Chair.
- c. Secretary. The Secretary shall keep and maintain the records of the Commission as set forth in Article I, Section C, of these Rules and Regulations.

3. Committees

- a. Standing Committees. There shall be the following standing committees of the Commission:
 - 1. Permit Review Committee. The Permit Review Committee shall have the duties and responsibilities set forth in Article III of these Rules and Regulations.
 - 2. Program Committee. The Program Committee shall: (i) review and make recommendations to the Commission on nominations to the National Register of Historic Places; (ii) solicit suggestions from the public for possible Chicago Landmark designations; and (iii) perform other functions as delegated by the Chair.
- b. Ad hoc Committees. In his or her discretion, the Chair may create committees of the Commission to evaluate specific issues that arise in the conduct of the Commission's affairs. An ad hoc committee shall exist for the time specified by the Chair.
- c. Committee Membership. The Chair shall appoint members of the Commission to serve on committees and shall also name a chair for each committee. The Chair may also appoint members of the Commission to serve on committees on an interim basis, as required, to meet any quorum requirements as set forth in these Rules and Regulations. The Commissioner of the Department of Housing and

Economic Development shall not be a member of the Permit Review Committee. [Amend. 2/3/11]

- d. Quorum. A quorum for a meeting of the Permit Review Committee shall consist of three members. A quorum for a meeting for all other committees shall consist of two members.
- e. Committee Chairs. The chair of any committee shall set meeting dates, preside at committee meetings, decide all points of order and procedure, report to the full Commission on all business of the committee, and have any such additional duties and powers as delegated in these Rules and Regulations. In the absence of or recusal by the chair of the committee, the committee chair shall appoint another member of the committee to serve as the chair of the committee. All powers delegated to the committee chair in these Rules and Regulations shall apply equally to any other member of the committee when acting as its chair

B. Meetings, Public Notice of Meetings, and Agendas

1. Meetings

- All meetings of the Commission shall be open to the public, except where otherwise provided in the Illinois Open Meetings Act, 5 ILCS 120/1 et seq. All meetings shall be held at times and places specified by the Chair in accordance with law and these Rules and Regulations.
- a. Quorum. A quorum for a meeting of the Commission shall consist of five members.
- b. Voting. All motions of the Commission may be approved, adopted, or passed by a favorable vote of a simple majority of the members present at a meeting. However, when considering a recommendation of landmark designation for a proposed district, an affirmative vote by six Commission members shall be required if 51% or more of the owners of property in said district responding to the request for consent file written objections to the designation.

2. Public Notice of Commission Meetings

- a. Regular Meetings. The Commission shall provide public notice of its meetings at the beginning of each calendar year and shall state the dates, times, and places of such meetings. If the annual meeting schedule is changed, at least 10 days notice of such change shall be given by publication in a newspaper of general circulation in Chicago. If the location of a scheduled meeting changes from that stated on the public notice issued at the beginning of the calendar year, the Commission shall post a notice at the originally scheduled location and at the Commission's office stating the new location of the meeting.
- b. Special, Rescheduled, or Reconvened Meetings. The Commission shall provide public notice of any special, rescheduled, or reconvened meeting at least 24 hours before such meeting. However, no additional public notice of a reconvened meeting need be given: (i) when

announcement of the time and place of the reconvened meeting is made at the original meeting and there is no change in the agenda, or (ii) if the meeting is convened within 24 hours.

c. Form of Notice. Public notice requirements of the Commission are met by: (i) posting a copy of the notice of the annual schedule and of all regular, special, rescheduled, or reconvened meetings at the office of the Commission; and (ii) supplying a copy of the notice to any news medium which has filed with the Commission a request to receive such notices.

3. Agendas

The Commission shall post the agenda for each regular meeting at its office and the location where the regular meeting shall be held at least 48 hours in advance of holding the meeting.

C. Records

1. Public Records

The Secretary shall keep all records of the Commission at the office of the Commission. Public records shall be made available for inspection during the hours determined by the Commission. In no instance shall a member of the public remove any record from the office unless such removal is approved in writing by the Secretary or directed by court order. Access to such records may be obtained upon written request to the Commission to the extent required by the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq. The cost for copies of Commission records shall be paid by the person requesting same, and no such copies shall be released until payment is received.

2. Minutes

The Commission shall keep minutes of all Commission meetings, indicating those members in attendance and showing the vote of each member present upon each question, or if declining to vote, indicating such fact. The Secretary shall sign all minutes adopted by the Commission and maintain them as public records.

D. Definition of Owner

For the purposes of notifying or otherwise contacting an owner as specified in Chapter 2·120 of the Municipal Code, an owner, to the extent known, shall be as defined in Article II, Section D.1.a through e, of these Rules and Regulations.

E. Website

Information, Commission meeting agendas and minutes, and other educational materials on the Commission and Chicago's landmarks, landmark districts, and other historical and architectural resources can be found on the City of Chicago's Chicago Landmarks website.

Article II - Hearings on Landmark Designations

A. Purpose

Public hearings on proposed landmark designations are held to gather relevant facts and information to assist the Commission in deciding whether the subject property or properties meet the criteria for landmark designation set forth in section 2-120-620 of the Municipal Code.

B. Necessity of a Public Hearing

The Commission shall schedule a public hearing on a proposed landmark designation when the owner of the subject property declines or fails to give written consent to the proposed designation within the time specified in section 2-120-650 of the Municipal Code. In the case of a proposed landmark district, a public hearing shall be held by the Commission unless all known owners of property located within the proposed district consent to landmark designation within the time specified in section 2-120-650 of the Municipal Code.

C. Hearing Officer

A Hearing Officer shall preside over any public hearing held by the Commission on a proposed landmark designation.

1. Appointment

The Chair shall appoint a Hearing Officer to preside over a public hearing on a proposed landmark designation. The Chair shall appoint either: (a) a member of the Commission to serve as Hearing Officer; or (b) an uninterested person found by the Chair, in his or her sole discretion, to have the education, experience, and skill necessary to serve as a Hearing Officer. The Chair shall exercise the powers and duties of the Hearing Officer until a Hearing Officer is appointed.

2. Powers and Duties of the Hearing Officer

The Hearing Officer shall have the duty to conduct the hearing, to take all necessary action to avoid delay, and to maintain order. The Hearing Officer shall have all powers necessary to those ends, including, but not limited to, the power to:

- a. Arrange and change the date, time, and place of hearings in accordance with law;
- b. Extend any deadlines contained in sections 2-120-630 through 730 of the Municipal Code or these *Rules and Regulations* by agreement of all parties;
 - Rule on all requests to become a party;
- d. Receive, exclude, or limit statements, testimony, or evidence;
 - e. Question participants and witnesses;
 - f. Resolve any procedural questions;

- g. Recognize any member of the Commission present at the hearing and permit such member to question parties and witnesses; and
- h. Take any other necessary or appropriate actions not prohibited by law.

D. Notice of Public Hearing on Designation

Pursuant to section 2-120-670 of the Municipal Code, the Commission shall provide notice prior to conducting a public hearing on a landmark designation as set forth below.

1. Notice to Owner

The Commission shall give written notice by United States regular mail, postage prepaid, of the date, time, and place of the public hearing to any known owner of the property being considered for landmark designation. In the case of a landmark district, the Commission shall provide such notice to all known owners of property in the proposed landmark district.

- a. Definition of Owner. For purposes of supplying notice of a landmark designation hearing, an owner is any person, organization, corporation, condominium unit title holder, or other legal entity having a recorded fee simple interest in a building and/or its underlying land. When an owner has entered into a recorded land lease extending for a term in excess of 75 years which lease entitles the lessee to construct, demolish, or alter buildings on the land, the lessee shall also be considered an owner.
- b. Joint Ownership. When one or more persons, organizations, corporations, or other legal entities are joint owners of a building and/or its underlying land, the rights afforded to owners herein shall be exercised as if there were only one owner. In such circumstances, the Commission shall have no obligation to investigate or determine the legal relationship among the joint owners governing the exercise of such rights. Absent any timely protest by an owner, the Commission may rely on representations made by a joint owner as to the manner in which such rights will be exercised.
- c. Cooperative. When a building is owned by a cooperative corporation, the corporation will be considered the owner.
- d. Condominium. When the ownership of a building has been divided into condominiums, the condominium association will be considered the owner. If the proposed designation includes the interior or other portions of the building not held in common ownership by the association, then the individual condominium unit owners of such portions will also be considered owners.
- e. Land Trust. A land trustee shall be considered the owner unless the land trustee notifies the Commission in writing of the identity of the beneficial owner or owners and certifies that the beneficial owner or owners will act on behalf of the land trustee in proceedings before the Commission.

2. On-Site Notice

The Commission shall cause to be posted, for a period not less than 15 days immediately preceding the hearing, a notice stating the time, date, place, and matter to be considered at the hearing. The notice shall be prominently displayed on the place, building, object, or structure under consideration for landmark status or on the public ways abutting it. In the case of designation of an area or district, the notice shall be placed on the principal boundaries thereof.

3. Publication Notice

Not less than 15 days immediately preceding the hearing, the Commission shall cause to be published in a newspaper of general circulation in the City of Chicago a legal notice of the hearing setting forth the nature of hearing, the property, area, or district under consideration for landmark status, and the date, time, and place of the hearing.

E. Parties to Designation Hearing

1. Party Status

- a. Owners. Owners of property being considered for landmark designation have the right to be a party to the designation proceeding. Any owner wishing to exercise that right shall submit an appearance form to the Hearing Officer at the public hearing. Any owner wishing only to make a statement at the public hearing or ask questions as part of the presentation by Commission staff need not declare party status.
- b. Other Parties. Pursuant to section 2-120-680 of the Municipal Code, the following persons may become parties to a landmark designation hearing: (i) any person, organization, or other legal entity whose use or whose members' use or enjoyment of the area, district, place, building, structure, work of art, or other object proposed for designation may be injured by the designation or the failure of the Commission to recommend designation; and (ii) any person, organization, or legal entity residing in, leasing, or having an ownership interest in real property located within 500 feet of the property line of the proposed landmark or landmark district. A request to become a party shall be made by submitting an appearance form at the public hearing to the Hearing Officer along with information demonstrating satisfaction of either subsections (i) or (ii) above.

2. Rights of Parties

a. Participation. A party to a designation proceeding shall be permitted to make a presentation for or against the proposed landmark designation. Such presentation may include an oral or written statement, documents, photographs, and/or testimony from witnesses. Such presentation shall be limited to whether the area, district, place, building, structure, work of art, or other object proposed for designation meets the criteria set forth in section 2-120-620 of the Municipal Code.

b. Prohibited Subjects. Under no circumstances shall a party be permitted to present any information not related to whether the area, district, place, building, structure, work of art, or other object proposed for designation meets the criteria set forth in section 2-120-620 of the Municipal Code, including but not limited to, information related to any economic hardship that may result from the proposed landmark designation, an application for a permit, or zoning concerns.

F. Participation of Non-Parties

1. Participation

Any person, organization, or other legal entity not eligible to participate as a party or whose request to be a party is denied by the Hearing Officer may participate in a public hearing for a proposed landmark designation as a non-party. Such participation shall be limited to making a brief statement for or against the proposed landmark designation.

2. Procedure

To participate in a public hearing, a non-party shall complete an appearance form available at the Commission office or at the public hearing. The appearance form shall be submitted to the Hearing Officer prior to the commencement of the public hearing. The Hearing Officer may, at his or her sole discretion, allow the submission of an appearance form after the commencement of the public hearing, provided the submission will not result in prejudice to any party or cause an unreasonable delay in the hearing.

G. Conduct of Hearing

Hearings shall be conducted in an informal but orderly manner in accordance with these *Rules and Regulations* and the directions of the Hearing Officer. Participants in any hearing shall conduct themselves in a courteous manner and shall address themselves solely to the Hearing Officer. Refusal to comply with this section shall constitute grounds for immediate exclusion from any hearing.

The following shall be the order of procedure for public hearings on landmark designations. The Hearing Officer may alter the order of procedure as circumstances require.

- 1. Opening of the hearing by the Hearing Officer, the Commission's counsel, or other designated representative.
- 2. Incorporation into the record of various documents of the Commission, if any. Such documents may include, but are not limited to: (i) notification to the owner or owners; (ii) certificate(s) of publication of a legal notice; (iii) letter(s) attesting to the posting of notices; (iv) the preliminary landmark recommendation and summary of information adopted by the Commission; (v) report(s) from the Commissioner of the Department of Housing and

Economic Development; and (iv) consent/non-consent form(s). Documents may be examined at the hearing and are available for inspection at the Commission office. [Amend. 2/3/11]

- 3. Hearing and ruling by the Hearing Officer on all requests for party status.
- 4. Presentation by the Commission staff summarizing the preliminary landmark recommendation. At the conclusion of the Commission staff's presentation, any owner, whether or not a party to the hearing, and any other party may ask questions of the Commission staff provided such questions relate to whether the area, district, place, building, structure, work of art, or other object proposed for designation meets the criteria set forth in section 2-120-620 of the Municipal Code. To the extent the presentation by the Commission staff includes any testimony from witnesses, any owner, whether or not a party to the hearing, and any other party may question the witnesses.
- 5. Presentation(s) in support of the designation by owners who have become parties and any other parties to the hearing, if any. To the extent any presentations include testimony from witnesses, any other parties to the hearing, the Commission staff, and the hearing officer may question the witnesses.
- 6. Presentation(s) in opposition to the designation by owners who have become parties and any other parties to the hearing, if any. To the extent any presentations include testimony from witnesses, any other parties to the hearing, the Commission staff, and the hearing officer may question the witnesses.
- 7. Statements of interested persons in favor of the proposed landmark designation who have submitted an appearance form. In lieu of an oral statement, written statements may be submitted at the time of the hearing.
- 8. Statements of interested persons in opposition to the proposed landmark designation who have submitted an appearance form. In lieu of an oral statement, written statements may be submitted at the time of the hearing.
 - 9. Adjournment by the Hearing Officer.

H. Recommendation to the City Council

The Commission shall make its recommendation regarding the proposed landmark or landmark district to the City Council as set forth in section 2·120·690 of the Municipal Code. As part of its recommendation, the Commission shall specifically identify the significant historical or architectural features of the proposed landmark or landmark district. A significant historical or architectural feature shall be any part, portion, or whole of an area, district, place, building, structure, work of art, or other

object that makes an essential contribution to those qualities or characteristics by which the criteria for designation are met.

The Commission shall make the entire record of a hearing available to the public pursuant to Article I, Section C, of these *Rules and Regulations*.

Article III · Procedure and Standards for Review of Permit Applications

A. Purpose

The Commission reviews all permit applications to ensure that proposed work will not adversely affect any significant historical or architectural feature of any area, district, place, building, structure, work of art, or other object that has been designated a Chicago landmark or for which the Commission has made a preliminary determination of landmark status.

B. Overview of the Process

The permit review process is set forth in sections 2-120-740 through 2-120-815 of the Municipal Code. An overview of the permit review process is set forth below. The Commission offers this overview to provide context for its regulations only and does not intend for it to supplant the requirements of the Municipal Code. Applicants and other interested persons therefore are urged to consult the Municipal Code. "Commission" as used only in this Article III. means the Commission itself, or the Commission staff or the Permit Review Committee acting on behalf of the Commission pursuant to these Rules and Regulations.

- 1. Preliminary Decision. Following receipt of a properly completed permit application for work to a landmark or proposed landmark, the Commission shall issue in writing a preliminary decision approving or disapproving the application within 15 days of its receipt.
- 2. Informal Conference. If the Commission preliminarily disapproves the permit application, the applicant may request an informal conference with the Commission to discuss possible compromises. If the applicant wishes to have an informal conference, the applicant must submit its request in writing to the Commission within 10 days of receipt of the preliminary denial. The informal conference shall be held within 15 days of receipt of the applicant's request by the Commission.
- 3. Commission Hearing. If the Commission and applicant are unable to reach a compromise within 30 days of the conclusion of the informal conference, or if the applicant does not request an informal conference, the Commission shall commence a public hearing on the

permit application. The public hearing shall be completed within 90 days after the Commission initially disapproved the permit application.

4. Final Decision. Within 30 days of the conclusion of the public hearing, the Commission shall issue a written decision approving or disapproving the permit application.

C. Review of Projects Before Applicant Files Permit Application

The Commission encourages, but does not require, applicants to seek its advice and guidance before filing a permit application for work that would affect any area, district, place, building, structure, work of art, or other object that has been designated a Chicago landmark or for which the Commission has made a preliminary determination of landmark status.

1. Requirements

The staff to the Commission may provide advice and guidance to a permit applicant before a permit application is filed. In certain instances, however, the staff may refer the request for pre-permit advice and guidance to either the Permit Review Committee or the Commission. The Commission shall establish in writing: (i) the types of proposed work that shall be referred by the staff to the Permit Review Committee or the Commission; and (ii) the information which must be submitted by the permit applicant to qualify for a pre-permit review under this section. The Commission shall make the aforementioned writing available at its offices and on the City of Chicago's Chicago Landmarks website.

2. Pre-Permit Approvals

- a. The Permit Review Committee or the Commission may issue a conditional approval of the project based on the pre-permit submission by the applicant or engage in negotiations with the applicant to bring the project into compliance. If the Permit Review Committee or the Commission conditionally approves, with or without conditions, the pre-permit submission, the applicant, if it elects to file a permit application, shall complete the permit application consistent with the conditional approval and these *Rules and Regulations*.
- b. Upon receipt of a permit application pursuant to Article III, Section E, of these Rules and Regulations for which the Permit Review Committee or the Commission has issued a conditional approval, the staff to the Commission shall compare the permit application to the conditional approval. If the scope of the proposed work has not changed, and the permit application conforms with the conditional approval, the staff shall approve the permit application, subject to any conditions, and report its approval to the Commission. If the scope of the work has not changed but the permit application does not conform to the conditional approval, the staff shall deem the application incomplete and notify the applicant of its decision.

c. If the applicant has altered the scope of the proposed work of a project for which the Permit Review Committee or the Commission issued a conditional approval, the staff to the Commission may approve the application, subject to any conditions, if the staff deems the changes to be immaterial to the conditional approval. If the staff determines that the changes made by the applicant are material, the conditional approval shall be deemed withdrawn and the permit application shall be reviewed pursuant to Article III, Section E, of these Rules and Regulations.

3. Criteria

The criteria, standards, and guidelines for review of prepermit submissions shall be the same as those for the review of permit applications under these *Rules and Regulations*.

4. Expiration of Pre-Permit Approval

A conditional approval issued by the Permit Review Committee or the Commission pursuant to this section is valid for two years from the date of the conditional approval. The staff to the Commission may extend the approval for an additional year provided that the staff finds that the circumstances of the original approval, including the project and the applicable criteria, standards, and guidelines of the Commission, are substantially the same.

D. Content of Permit Applications

The Commission shall establish in writing what information must be submitted by the applicant for the permit application to be considered complete. The Commission shall make its requirements available both at its offices and on the City of Chicago's Chicago Landmarks website.

E. Preliminary Review of Permit Applications

1. Time for Preliminary Review

As set forth in section 2·120·760 of the Code, the Commission shall issue in writing a preliminary decision approving or disapproving a permit application within 15 days of its receipt by the Commission. The applicant may waive in writing the 15·day period required for a preliminary decision by the Commission.

2. Review by Commission Staff for Completeness

The staff to the Commission shall review a permit application to determine whether it is complete. If the staff determines that the application is not complete, the staff shall notify the applicant. The 15-day period for the Commission to preliminarily approve or disapprove such application shall not commence until the Commission receives an application that is complete.

If the staff to the Commission determines that the permit application is complete, it shall next determine if the proposed work will

affect any significant historical or architectural features. If the significant historical or architectural features have not been defined by the designation ordinance, the staff to the Commission shall preliminarily identify the significant historical and architectural features pursuant to Article III, Section G.1 of these *Rules and Regulations*.

3. Determination of Effect

- a. No effect. If the staff to the Commission determines that the proposed work will not affect a significant historical or architectural feature, the staff shall approve the permit application, subject to any conditions required by the staff to the Commission, and report the approval to the Commission.
- b. Effect present. If the staff to the Commission determines that the proposed work will affect a significant historical or architectural feature, the staff shall determine whether the proposed work will have an adverse effect on the significant historical or architectural features.
 - 1. No adverse effect. If the staff to the Commission determines that the proposed work will not have an adverse effect on any significant historical or architectural feature, the staff shall approve the permit application, subject to any conditions required by the staff to the Commission, and report the approval to the Commission.
 - 2. Adverse effect. If the staff to the Commission determines that the proposed work will have an adverse effect on any significant historical or architectural feature, the staff may take any of the following actions, except with respect to applications for demolition, in which case the staff to the Commission shall refer the application to either the Permit Review Committee or the Commission for review.
 - a. Contact the applicant and discuss alternative solutions which may eliminate the adverse effect. If the staff elects to contact the applicant and an agreement is reached between the staff and applicant that will eliminate the adverse effect, the staff shall approve the permit application subject to the agreement between the staff and the applicant and report the approval to the Commission. If no agreement is reached between the staff and applicant, the staff shall refer the permit application to the Permit Review Committee or Commission.
 - b. Refer the application to the Permit Review Committee or the Commission for preliminary approval or disapproval.
 - c. Preliminarily deny the permit application and report the preliminary denial to the Commission. The staff to the Commission may only issue a

preliminary denial of a permit application when the staff has communicated with the applicant in an effort to eliminate the adverse effect and an agreement has not been reached one business day before the expiration of the 15-day deadline set by section 2-120-760 of the Code.

3. Permit Committee Review.

If the staff to the Commission refers a permit application to the Permit Review Committee, the Committee may take any of the following actions.

- a. Direct the staff to the Commission to approve the application, subject to any conditions, if the Committee finds that proposed work will not have an adverse effect on any significant historical or architectural feature and report the approval to the Commission.
- b. Discuss potential compromises with the applicant that would eliminate any adverse effect. If the Permit Review Committee reaches an agreement with the applicant, it shall direct the staff to the Commission to approve the application subject to the agreement between the Committee and the applicant and report the approval to the Commission. If the Permit Review Committee does not reach an agreement with the applicant, the Committee shall refer the permit application to the full Commission for preliminary approval or disapproval.
- c. Forward the permit application to the full Commission for preliminary approval or disapproval.
 - d. Preliminarily disapprove the permit application.

4. Commission Review of Permit Applications.

Upon receipt of a permit application from either the staff to the Commission or the Permit Review Committee, the Commission shall preliminarily approve or disapprove the permit application consistent with sections 2-120-770 and 2-120-780 of the Municipal Code.

F. Review Following Preliminary Disapproval of Permit by Commission

1. Informal Conference

Within 10 days of receipt of the Commission's written decision disapproving the permit application, the applicant may request in writing an informal conference with the Commission to review its decision. The Commission will conduct the informal conference within 15 days of receiving the written request unless the applicant and Commission agree in writing to an extension of the time limit. The purpose of this informal conference is to review the Commission's decision and attempt to resolve the issues identified in the disapproval of the permit application. The Chair shall appoint a member of the Commission, other than the Commissioner of the Department of Housing and Economic

Development, to attend the informal conference on behalf of the Commission. [Amend. 2/3/11]

2. Public Hearing

If the informal conference does not resolve the issues identified in the preliminary disapproval of the permit application, or should the applicant waive the informal conference and choose to pursue the permit application without modification, the Commission will hold a public hearing in accordance with section 2·120-800 of the Municipal Code and Article VI of these Rules and Regulations, to determine whether the proposed work will have an adverse effect on any significant historic or architectural feature of a landmark or proposed landmark.

G. Standards and Criteria for Review of Permit Applications

- 1. Determination of Significant Historical and Architectural Features
- a. The significant historical or architectural features shall be those identified in the ordinance designating the area, district, place, building, structure, work of art, or other object as a landmark.
- b. To the extent the designation ordinance for a landmark district does not identify the significant historical or architectural features, there shall be a rebuttable presumption that the significant historical or architectural features are all exterior elevations and rooflines, unless otherwise determined by the Permit Review Committee or the Commission.
- c. In all other instances, the significant historical or architectural features shall be any part, portion, or whole of an area, district, place, building, structure, work of art, or other object that makes an essential contribution to those qualities or characteristics by which the criteria for designation set forth in section 2·120-620 of the Municipal Code of Chicago are met.

2. Standards

The U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as well as other criteria, standards, and guidelines that may be adopted and published by the Commission, including but not limited to these *Rules and Regulations*, govern the Commission in evaluating the effect of work proposed in a permit application.

3. Criteria for Determining Adverse Effect

- a. Work proposed as part of a permit application that is contrary to any of the following criteria will be deemed to have an adverse effect.
 - 1. The work will maintain the significant historical or architectural feature with no material change to that feature.
 - 2. The work will repair the significant historical or architectural feature with no material change to that feature.
 - 3. The work will replace the significant historical or architectural feature where the original feature is deteriorated beyond reasonable methods of repair, and the replacement feature is in kind—that is, similar in design, construction, function, appearance, material, and other characteristics.
 - 4. The work will restore the significant historical or architectural feature to its original character where the feature has been removed or altered and the alteration is not in itself significant in terms of its design, character, or material, and where the restoration is based upon documented evidence, such as photographs or drawings, of the original feature.
 - 5. The work will restore the significant historical or architectural feature to its original character where the feature has been removed or altered and the alteration is not in itself significant in terms of its design, character, or material, and where the restoration, lacking documentary evidence, is intended to restore the general historic character of the feature as evidenced by similar building features and types.
 - 6. The work constitutes an addition of a feature where the new feature will not adversely alter, change, obscure, damage, or destroy any significant historical or architectural feature.
 - 7. The work constitutes new construction or an addition to a building or structure that meets the established criteria, standards, and guidelines of the Commission.
 - 8. The work will alter a non-contributing building in a landmark district, meets the established criteria, standards, and guidelines of the Commission, and will not otherwise have an adverse effect on the significant historical or architectural features of the landmark district.
 - 9. The work otherwise meets the Commission's criteria, standards, and guidelines and will not have an adverse effect on the significant historical or architectural features.

b. Demolition of either (i) a building or structure designated as a landmark or (ii) a contributing building or structure within a landmark district, shall be deemed a *per se* adverse effect on the significant historical or architectural features.

4. Criteria for Determining a Contributing Building within a Landmark District

- a. Criteria. The following criteria shall be considered in determining whether a property contributes to the character of a landmark district:
 - 1. The subject property exhibits the significant historical or architectural features described in the designation ordinance. If the significant historical or architectural features are not defined in the designation ordinance, they shall be determined pursuant to Article III, Section G.1 of these *Rules and Regulations*.
 - 2. The subject property exhibits the general historic and architectural characteristics associated with the district.
 - 3. The subject property respects the general site characteristics associated with the district.
 - 4. The subject property exhibits the general size, shape, and scale associated with the district.
 - 5. The materials of the subject property are compatible with the district in general character, color, and texture.
 - 6. If the subject property has been altered in a manner which is contrary to these criteria, such changes could be easily reversed or removed. Synthetic siding, dormers, and porch enclosures shall be deemed easily reversed or removed.
- b. Prerequisites for Demolition. Demolition of non-contributing buildings, structures, or improvements within a landmark district may be allowed if the building, structure, or improvement proposed for demolition is non-contributing to the character of the district and its removal will not have an adverse effect on the significant historical or architectural features of the district.

5. Criteria for New Construction, Additions, and Alterations to Non-Contributing Buildings

Permit applications for new construction, additions, and alterations to non-contributing buildings are reviewed to ensure that they are compatible with and complement existing significant historical or architectural features and qualities. The intent is to encourage excellence in contemporary design that does not imitate, but rather complements, existing architectural and environmental characteristics of the subject property or district.

The following criteria shall be considered in evaluating permit applications for new construction, additions, and alterations to non-contributing buildings:

- a. The new structure exhibits the general size, shape, and scale of the features associated with the property or district.
- b. The site plan exhibits the general site characteristics associated with the property or district.
- c. The design respects the general historic and architectural characteristics associated with the property or district in general character, color, and texture.
- d. The materials are compatible with the existing structures in the district in general character, color, and texture.
- e. In the case of additions, the addition is so connected to the property that it does not adversely alter, change, obscure, damage, or destroy any significant critical features.
- f. In the case of minor alterations to non-contributing buildings, minor alterations compatible with the architectural character of the existing building shall be deemed to not have an adverse effect on the significant historical or architectural features of the landmark.

Article IV - Hearings on Permit Applications

A. Purpose

A public hearing shall be held by the Commission on a permit application to determine whether proposed work will adversely affect any significant historical or architectural feature of a landmark or a proposed landmark.

B. Necessity of a Public Hearing

A public hearing shall be held by the Commission on a permit application when required and within the time period specified by section 2-120-800 of the Municipal Code.

C. Hearing Officer

A Hearing Officer shall preside over any public hearing held by the Commission on a permit application.

1. Appointment

The Chair shall select a hearing officer in accordance with Article II, Section C.1, of these *Rules and Regulations*, except that the Chair shall not select the Commissioner of the Department of Housing and Economic Development to serve as a Hearing Officer. The Chair shall

exercise the powers and duties of the Hearing Officer until a Hearing Officer is appointed. [Amend. 2/3/11]

2. Powers and Duties of the Hearing Officer

The Hearing Officer shall have the duty to conduct the hearing, to take all necessary action to avoid delay, and to maintain order. The Hearing Officer shall have all powers necessary to those ends, including, but not limited to, the power to:

- a. Arrange and change the date, time, and place of hearings in accordance with law;
- b. Extend any deadlines contained in sections 2·120·670 through 680 and sections 2·120·740 through 800 of the Municipal Code or these *Rules and Regulations* by agreement of all parties;
- c. Rule on all requests to become a party and set deadlines for any submissions of information contained in these Rules and Regulations;
 - d. Receive, exclude, or limit evidence;
 - e. Question witnesses;
 - f. Resolve any procedural questions;
- g. Recognize any member of the Commission present at the hearing and permit such member to question witnesses;
- h. Report in writing his or her findings and/or conclusions to the Commission; and
- i. Take any other necessary or appropriate actions not prohibited by law.

D. Notice of Public Hearing on Permit Application

Pursuant to section 2-120-670 of the Municipal Code, the Commission shall provide notice prior to conducting a public hearing on a permit application as set forth below:

1. Notice to Applicant and Owner, if Different

Notice of the date, time, and place of the public hearing shall be given to the applicant of the permit application and any known owner(s) of the property at issue, if different from the applicant. For the purpose of supplying notice of a public hearing on a permit application, an owner shall be as defined in Article II, Section D.1, of these *Rules and Regulations*.

2. On-Site Notice and Publication Notice

Notice shall be given as stated in Article II, Sections D.2 and D.3, of these *Rules and Regulations*.

E. Parties to Permit Application Hearing

1. Procedure

- a. Parties as a Matter of Right. In any public hearing held by the Commission on a permit application, the (i) applicant of the permit application, (ii) the owner of the property at issue, if different from the applicant, and the (iii) Historic Preservation Division of the Department of Housing and Economic Development shall be deemed parties to the hearing. All parties as a matter of right shall complete an appearance form available from the Commission and file it with the Commission by the date set by the Hearing Officer, but no later than 10 days prior to the hearing. [Amend. 2/3/11]
- b. Parties by Request. Pursuant to section 2.120.680 of the Municipal Code, the following persons may become parties to a permit review hearing: (i) any person, organization, or other legal entity whose use or enjoyment of the area, district, place, building, structure, work of art, or other object designated as a landmark may be injured by the approval or disapproval of a proposed alteration, construction. reconstruction, erection, demolition, or relocation of a designated landmark; and (ii) any person, organization, or legal entity residing in, leasing, or having an ownership interest in real property located within 500 feet of the property line of the designated landmark or landmark district. Such person, organization, or legal entity must request to become a party by completing an appearance form available from the Commission and filing it with the Commission by the date set by the Hearing Officer, but no later than 5 business days prior to the public hearing. Hearing Officer may rule on a request for party status prior to the public hearing, but if the Hearing Officer does not, he or she shall rule at the commencement of the public hearing.
- c. At his or her discretion, the Hearing Officer may accept appearance forms after the set deadlines for such filings provided it will not result in prejudice to a party or an unreasonable delay in the hearing.

2. Rights of Parties

- a. Evidence and Testimony. A party to a public hearing on a permit application shall be permitted to present evidence and testimony either in support of or in opposition to the permit application. A party's evidence and testimony may consist of both documents, including but not limited to reports, records, and photographs, and testimony from fact and/or expert witnesses. Under no circumstances shall a party be permitted to present any evidence related to economic hardship which may result from the denial of the permit application.
- b. Cross Examination. A party shall be entitled to cross examine witnesses of an adverse party. Redirect and recross shall also be permitted.
- c. Rebuttal Evidence and Testimony. The applicant for a permit or the owner, if different from the applicant, shall be permitted

to present rebuttal evidence and testimony. The right to cross-examination, re-direct, and re-cross, as set forth above in subsection 2(b), shall apply to the witnesses called during rebuttal.

d. Post-Hearing Submission. Following a public hearing, a party may submit draft findings or conclusions for the Hearing Officer's consideration.

3. Disclosure of Testimony and Evidence

- a. Disclosures by Parties. All parties to a public hearing on a permit application shall disclose the following information to all other parties:
 - 1. Position Statement. A written statement setting forth whether the party supports or disapproves of the permit application and all bases for its position.
 - 2. Fact Witnesses. The name and address of every witness the party will call to testify at the public hearing, together with a summary of the facts to which each witness is expected to testify.
 - 3. Expert Witnesses. The name and address of every expert witness the party will call to testify at the public hearing. The party shall also disclose the qualifications of the expert witness, the expert's conclusions and opinions, any report or summary prepared by the expert of his or her opinions and conclusions, and any documents relied upon or examined by the expert witness in the formulation of his opinions or conclusions.
 - 4. Documents. A copy of each document or other tangible item that the party will introduce as evidence at the hearing.
- b. Timing of Disclosures. Parties as a Matter of Right, as defined in Article IV, Section E.1.a of these Rules and Regulations, shall make their disclosures by such date set by the Hearing Officer, but no later than 10 days prior to the commencement of the public hearing. Parties by request, as defined in Article IV, Section E.1.b of these Rules and Regulations, shall make their disclosures by such date set by the Hearing Officer, but no later than 5 business days prior to the commencement of the public hearing. At his or her discretion, the Hearing Officer may accept disclosures after the deadline provided it will not result in prejudice to a party or an unreasonable delay in the hearing.

F. Participation of Non-Parties

1 Participation

Any person, organization, or other legal entity not eligible or desiring to participate as a party or whose request to become a party is denied by the Hearing Officer may participate in a public hearing on a permit application as a non-party. Such participation shall be limited to making a brief statement for or against the proposed permit application.

2. Procedure

To participate in a public hearing, a non-party shall complete an appearance form available at the Commission office or at the public hearing. The appearance form shall be submitted to the Hearing Officer prior to the commencement of the public hearing. The Hearing Officer may, at his or her sole discretion, allow the submission of an appearance after the commencement of the public hearing, provided the submission will not result in prejudice to any party or cause an unreasonable delay in the hearing.

G. Burden of Proof

The permit applicant bears the burden of proving that the proposed work will not have an adverse effect on the significant historical or architectural features of the landmark property or district. Whether the proposed work will have an adverse affect shall be governed by the standard set forth in Article III, Section G of these Rules and Regulations.

H. Conduct of Public Hearing

Public hearings shall be conducted in a formal and orderly manner in accordance with these *Rules and Regulations* and at the direction of the Hearing Officer. Participants in any hearing and their attorneys, if any, shall conduct themselves in a courteous manner and shall address themselves solely to the Hearing Officer. Refusal to comply with this section shall constitute grounds for immediate exclusion from any hearing.

The following is the order of procedure for public hearings on permit applications. The Hearing Officer may alter the order of procedure as circumstances require.

- 1. Opening of the hearing by the Hearing Officer, the Commission's counsel, or other designated representative.
- 2. Hearing and ruling by the Hearing Officer on all requests for party status.
- 3. Taking of appearances of parties and their counsel, if any.
- 4. Incorporation into the record of various documents of the Commission, if any. Such documents may include, but are not limited to: (i) notification of the hearing to the applicant and owner of the subject property, if different; (ii) certificate(s) of publication of a legal notice; and (iii) letter(s) attesting to the posting of notices. Documents may be examined at the hearing and are available for inspection at the Commission office.
 - Opening statements by the parties.

- 6. Presentation of cases-in-chief by parties in support of the application, with cross-examination of the their witnesses by parties adverse to the application, and re-direct and re-cross to the extent necessary. The Hearing Officer may also question witnesses.
- 7. Presentation of cases-in-chief by parties in opposition to the application, with cross-examination of their witnesses by parties in support of the application, and re-direct and re-cross to the extent necessary. The Hearing Officer may also question witnesses.
- 8. Presentation of rebuttal case, if any, by applicant or owner, if different, with cross-examination of the witnesses by parties adverse to the application, and re-direct and re-cross to the extent necessary.
- 9. Statements of interested persons in favor of the permit application who have submitted an appearance form. In lieu of an oral statement, written statements may be submitted at the time of the hearing.
- 10. Statements of interested persons in opposition the permit application who have submitted an appearance form. In lieu of an oral statement, written statements may be submitted at the time of the hearing.
 - 11. Closing statements by the parties.
- 12. Adjournment by the Hearing Officer. Before adjournment, the Hearing Officer shall set a deadline for the optional submission of draft findings or conclusions by the parties for the Hearing Officer's consideration.

I. Record of Hearing

The record of the hearing shall consist of (i) the transcript of the hearing, (ii) all documents admitted as evidence at the hearing, (iii) any written statements submitted at the hearing, (iv) any documents of the Commission incorporated into the record as described in Article IV, Section H.1, and (v) any draft findings or conclusions submitted by the parties.

J. Post-Hearing Submission to Commission

1. Submission of Draft Findings and Conclusions by Parties

Any party may submit draft findings or conclusions for the Hearing Officer's consideration. The Hearing Officer shall set a deadline for submission of such draft findings or conclusions before concluding the public hearing.

2. Report by Hearing Officer

Following a public hearing on a permit application, the Hearing Officer shall report in writing his or her findings and/or conclusions to the Commission and make the entire record of the hearing available to the full Commission for its review.

K. Final Review by the Commission

1. Scope of Commission Review

The public hearing is the forum for the presentation of all evidence and testimony by the parties regarding the permit application. The Commission shall only consider evidence or testimony included in the record of the hearing described in Article IV, Section I in determining whether to approve or disapprove the permit application.

2. Final Commission Decision

Following receipt and consideration of the report of the Hearing Officer, the Commission shall issue a written administrative decision approving or disapproving the permit application within the time specified in section 2-120-800 of the Municipal Code. The decision shall contain the findings or conclusions that constitute the basis for the decision consistent with the criteria in sections 2-120-740 through 780 of the Municipal Code and these *Rules and Regulations*.

Pursuant to section 2-120-810 of the Municipal Code, the written decision of the Commission constitutes a final administrative decision subject to judicial review, unless the decision involves approving a application for demolition subject to City Council review under section 2-120-825 of the Municipal Code.

3. Recusal by the Commissioner of the Department of Housing and Economic Development

The Commissioner of the Department of Housing and Economic Development shall recuse himself or herself from any vote by the Commission on any final decision on a permit application. [Amend. 2/3/11]

Article V - Hearings for Expedited Consideration of Proposed Landmark Designations and Permit Applications

A. Purpose

A public hearing on both a proposed landmark designation and a permit application involving the area, district, place, building, structure, work of art, or other object under consideration for landmark designation is held (i) to gather relevant facts and information to assist the Commission in deciding whether the property under consideration for landmark designation meets the criteria set forth in section 2-120-620 of

the Municipal Code; and (ii) to determine whether the work set forth in the permit application will adversely affect any significant historical or architectural feature of the proposed landmark.

B. Necessity of a Public Hearing

A public hearing on both the proposed landmark designation and the permit application shall be held by the Commission within the time specified by section 2-120-820 of the Municipal Code when (i) the Commission has issued a preliminary disapproval of a permit application for work involving the area, district, place, building, structure, work of art, or other object being considered for landmark designation, and (ii) the Commission has failed to resolve the permit application with the applicant.

C. Hearing Officer

A Hearing Officer shall preside over any public hearing held by the Commission on both a proposed landmark designation and a permit application.

1. Appointment

The Chair shall select a Hearing Officer in accordance with Article II, Section C.1, of these *Rules and Regulations*, except that the Chair shall not select the Commissioner of the Department of Housing and Economic Development to serve as a Hearing Officer. [Amend. 2/3/11]

2. Powers and Duties of the Hearing Officer

As related to the proposed landmark designation, the Hearing Officer shall have all powers and duties as described in Article II, Section C.2, of these *Rules and Regulations*. As related to the permit application, the Hearing Officer shall have all powers and duties as described in Article IV, Section C.2, of these *Rules and Regulations*.

D. Notice of Public Hearing

As related to the proposed landmark designation, the Commission shall provide notice as set forth in Article II, Section D, of these *Rules and Regulations*. As related to the permit application, the Commission shall provide notice as set forth in Article IV, Section D, of these *Rules and Regulations*.

E. Parties to the Public Hearing

Parties and non-parties to the landmark designation portion of the public hearing shall be governed by Article II, sections E and F, of these Rules and Regulations. Parties and non-parties to the permit application portion of the public hearing shall be governed by Article IV, sections E and F, of these Rules and Regulations.

F. Burden of Proof

As related to the permit application, the applicant bears the burden of proof as described in Article IV, Section G, of these *Rules and Regulations*.

G. Conduct of Public Hearing

1. Order

The permit application portion of the hearing shall precede the landmark designation portion of the hearing. The Hearing Officer may alter the order of procedure as circumstances require.

2. Permit Application

For the permit application portion of the hearing, the conduct of the hearing, the hearing record, the post-hearing submissions, and the final review by the Commission shall follow Article IV, Sections H through K, of these *Rules and Regulations*.

At the discretion of the Hearing Officer and by mutual agreement of all parties, the parties may offer evidence and testimony pertaining to whether the property under consideration for landmark designation meets the criteria set forth in section 2·120·620 of the Municipal Code during the permit application portion of the hearing, and such evidence or testimony may be incorporated by reference in the landmark designation portion of the hearing to avoid unnecessary duplication.

3. Landmark Designation

For the landmark designation portion of the hearing, the conduct of the hearing and the Commission's final recommendation to City Council shall follow Article II, Sections G through H, of these Rules and Regulations.

Article VI - Economic Hardship

A. Application for Economic Hardship

Pursuant to section 2·120·830 of the Municipal Code, upon final notification from the Commission or the City Council of a decision to deny an application for a permit to construct, reconstruct, alter, add to, demolish or relocate property given a preliminary recommendation for landmark status or designated as a landmark, the permit applicant may within 30 days apply to the Commission for an economic hardship exception on the basis that the denial of the permit will result in the loss of all reasonable and beneficial use of or return from the property.

B. Public Hearing on Economic Hardship

Pursuant to section 2·120·840 of the Municipal Code, the Commission shall hold a public hearing on an application for an economic hardship exception within 30 days from receipt by the Commission of the application. Public hearings on applications for an economic hardship exception shall follow the procedures for public hearings as set forth in Article IV of these *Rules and Regulations*.

C. Burden of Proof

The applicant bears the burden of proof that the existing use of the property is economically infeasible and that the sale, rental, or rehabilitation of the property is not possible, resulting in the property not being capable of earning any reasonable economic return. Proof of economic hardship is not established solely by submission of proof of actual financial loss or lost opportunity to obtain increased return from the property, although these factors the Commission may consider. Proof of economic hardship must be established by clear and convincing evidence.

D. Evidence of Economic Hardship

Any applicant for an economic hardship exception shall offer at the public hearing described in section 2-120-840 of the Municipal Code evidence relevant to the following issues:

- 1. The applicant's knowledge of the landmark designation at the time of acquisition, or whether the property was designated subsequent to acquisition.
- 2. The current level of economic return on the property as considered in relation to the following:
 - a. The amount paid for the property, the date of purchase, and party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased and any terms of financing between seller and buyer.
 - b. The annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
 - c. Remaining balance on any mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years.
 - d. Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations.

- e. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- f. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.
- g. Any state or federal income tax returns on or relating to the property for the past two years.
- 3. Any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding:
 - a. Any real-estate broker or firm engaged to sell or lease the property.
 - b. Reasonableness of the price or rent sought by the applicant.
 - c. Any advertisements placed for the sale or rent of the property.
- 4. The infeasibility of profitable alternative uses for the property as considered in relation to the following:
 - a. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
 - b. Estimate of the cost of the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the recommendation and decision of the Commission issued pursuant to section 2-120-800 of the Municipal Code.
 - c. Estimated market value of the property in the current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
 - d. In the case of a proposed demolition, the testimony of an architect, developer, real-estate consultant, appraiser, or other real-estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

Article VII · Preservation Easements

A. Definition and Purpose

A preservation or conservation easement is a legal agreement between a property owner and a public agency or a private, not-for-profit organization which gives the agency or organization the right to monitor and protect the architectural and historic character of the property. Easement donations may be made to the City of Chicago.

B. Public Hearing on Preservation Easements

The Commission shall hold a public hearing on any proposed donation before recommending to the City Council that the donation be accepted. The Commission's public hearing will be conducted according to the procedures set forth in Article II of these *Rules and Regulations*.

EXHIBIT 3

MEMORANDUM

DATE:

October 30, 2012

TO:

Members of the Commission on Chicago Landmarks

FROM:

Eleanor Esser Gorski, AIA

Assistant Commissioner

SUBJECT:

Materials for the November 1, 2012 Meeting

The following is attached:

- 1. Meeting Notice and Agenda for the regular meeting of November 1, 2012
- 2. DRAFT Minutes of the October 4, 2012 Meeting
- 3. DRAFT Reports from the Department of Housing and Economic Development:
 - AUGUSTUS WARNER HOUSE
 - MUTUAL INSURANCE BUILDING
- 4. DRAFT Report on Projects Reviewed at the October 4, 2012, Meeting of the Permit Review Committee
- 5. DRAFT Report of Permit Decisions by Commission Staff for the Month of October 2012
- 6. 2013 Schedule of Regular Commission on Chicago Landmarks Meetings
- 7. 2013 Schedule of Permit Review Committee Meetings
- 8. DRAFT Preliminary Landmark Recommendation
 - (Former) PRENTICE WOMEN'S HOSPITAL

- 9. DRAFT Resolution for Preliminary Landmark Recommendation
 - (Former) PRENCTICE WOMEN'S HOSPITAL
- 10. DRAFT Report and Recommendations from the Department of Housing and Economic Development
 - (Former) PRENTICE WOMEN'S HOSPITAL

WARD 42

- 11. DRAFT Resolution Pertaining to the Report and Recommendations from the Department of Housing and Economic Development
 - (Former) PRENTICE WOMEN'S HOSPITAL

DRAFT Briefing Notes for the November 1st meeting of the Permit Review Committee will be forwarded to Committee members in a separate email.

PLEASE BRING ALL MATERIALS WITH YOU ON NOVEMBER 1, 2012.

cc: Arthur Dolinsky, DOL Patti Scudiero, HED Peter Strazzabosco, HED

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold a regular meeting on THURSDAY, November 1, 2012 at 12:45 p.m. in City Hall, 121 N. LaSalle St., Room 201-A.

The Permit Review Committee will hold its regular meeting in City Hall, 121 N. LaSalle St., Room 201-A at 10:00 a.m.

The Commission will meet informally for lunch in City Hall, 121 N. LaSalle St., in Room 1003A, at 12:00 p.m. Lunch is provided for Commission members and staff only and is not for the purpose of discussing public business. This informal lunch period is announced and is open to the public.

Attached is a copy of the Agenda for the Commission meetings.

John Baird, Secretary

AGENDA

COMMISSION ON CHICAGO LANDMARKS

Regular Meeting - Thursday, November 1, 2012 City Hall, 121 N. LaSalle St., Room 201-A 12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of October 4, 2012

2. Reports from the Department of Housing and Economic Development

AUGUSTUS WARNER HOUSE
1337 N. Dearborn Street

MUTUAL INSURANCE BUILDING
4750 N. Sheridan Road

WARD 46

3. <u>Progress Report on Proposed Designations – Announcements</u>

UKRAINIAN VILLAGE DISTRICT EXTENSION WARD 32 (Former) St. John Evangelical Lutheran Church and School Buildings 913-925 N. Hoyne Ave.

The request for consent period expired on October 12, 2012. A public hearing will be scheduled

4. <u>Program Committee Report</u>

2100 S. Indiana Ave.

A. Recommendation to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

POLISH ROMAN CATHOLIC UNION OF AMERICA BUILDING
984 N. Milwaukee Ave.

PASSIONIST FATHERS MONASTERY
5700 N. Harlem Ave.

WARD 41

WESTA ACCUMULATOR COMPANY BUILDING

WARD 2

STORKLINE FURNITURE CORPORATION FACTORY WA 4400-4418 W. 26 th St.	
THE NEUVILLE APARTMENT BUILDING 232 E. Walton Pl.	RD 42
STRAND HOTEL WA 6315-6323 S. Cottage Grove Ave.	RD 20
42 ND PRECINCT (TOWN HALL) POLICE STATION WA 3600 N. Halsted St.	RD 44

B. Report on Suggestions Received from the Public for Possible Chicago Landmark Designation (Deadline for submissions was October 12, 2012)

5. Permit Review Committee Report

Report on Projects Reviewed at the October 4, 2012, Permit Review Committee Meeting Report on Permit Decisions by the Commission Staff for the month of October 2012

6. Announcements

Schedule for 2013 Regular Commission Meetings

Schedule for 2013 Permit Review Meetings

7. Preliminary Landmark Recommendation

(Former) PRENTICE WOMEN'S HOSPITAL 333 E. Superior St.

WARD 42

8. Report and Recommendations from the Department of Housing and Economic Development and Resolution Pertaining thereto

(Former) PRENTICE WOMEN'S HOSPITAL 333 E. Superior St.

WARD 42

9. Adjournment



MINUTES OF THE MEETING COMMISSION ON CHICAGO LANDMARKS OCTOBER 4, 2012

The Commission on Chicago Landmarks held a regular meeting on October 4, 2012. The meeting was held at City Hall, 121 N. LaSalle St., City Hall Room 201-A, Chicago, Illinois. The meeting began at 12:50 p.m.

PHYSICALLY PRESENT:

Rafael Leon, Chairman John Baird, Secretary

Tony Hu

James Houlihan (arrived after item 1)

Ernest Wong Anita Blanchard Christopher Reed Mary Ann Smith

Andrew Mooney, Commissioner of the Department of Housing and Economic Development

ALSO PHYSICALLY PRESENT:

Eleanor Gorski, Assistant Commissioner, Department of Housing and Economic Development, Historic Preservation Division Arthur Dolinsky, Department of Law, Real Estate Division Members of the Public (The list of those in attendance is on file at the Commission office.)

A tape recording of this meeting is on file at the Department of Housing and Economic Development, Historic Preservation Division offices and is part of the permanent public record of the regular meeting of the Commission on Chicago Landmarks.

Chairman Leon called the meeting to order.

1. Approval of the Minutes of the September 6, 2012, Regular Meeting

Motioned by Smith, seconded by Wong. Approved unanimously. (8-0)

Commission member Jim Houlihan arrived.

2. Final Landmark Recommendation to City Council

MARTIN SCHNITZIUS COTTAGE WARD 43 1925 N. Fremont Street

Resolution to adopt the Final Landmark Recommendation to City Council that the MARTIN SCHNITZIUS COTTAGE be designated as a Chicago Landmark. Alderman Michelle Smith, (43rd Ward), within whose ward the building is located, expressed support for the designation. Michael Spock on behalf of the Barbara Spock Trust, the property owner, also expressed support for the landmark designation.

Motioned by Smith, seconded by Reed. Approved unanimously. (9-0)

3. <u>Class L Property Tax Incentive - Final Certification</u>

BRYAN LATHROP HOUSE WARD 42 120 Bellevue Pl.

Resolution to notify the Cook County Assessor of the final approval of the Class L Property Tax Incentive for the BRYAN LATHROP HOUSE.

Motioned by Wong, seconded by Reed. Approved unanimously. (9-0)

4. Permit Review Committee Report

Ernest Wong, Chair of the Permit Review Committee, presented the report from the Permit Review Committee meeting of September 6, 2012 (see attached).

5. Other Business

Eleanor Gorski reported on the status of the Augustus Warner House designation.

6. Announcements

Program Committee Meeting for Suggestions Received from the Public for Possible Chicago Landmark Designation

ANNOUNCED: The Program Committee will meet on Tuesday, October 30, in the Historic Preservation Office, 33 N. LaSalle St., Room 1600, to hear suggestions from the public for possible Chicago Landmark designations. The meeting time will be posted as part of the meeting notice. Please note that suggestions must be submitted to the Commission on the suggestion form by Friday, October 12th, to be considered at the meeting. The form is available online and from the Historic Preservation office.

7. Adjournment

There being no further business, the meeting was adjourned at 1:10 p.m.

Motioned by Jim Houlihan, seconded by Leon. Approved unanimously. (9-0)

November 1, 2012

Report to the Commission on Chicago Landmarks

on the

Augustus Warner House 1337 N. Dearborn St.

The Department of Housing and Economic Development finds that the proposed designation of the Augustus Warner House as a Chicago Landmark supports the City's overall planning goals for the surrounding Near North Side community area and is consistent with the City's governing policies and plans.

Built in 1884, the Augustus Warner House is a significant "first-generation" building in Chicago's Gold Coast neighborhood and exemplifies the historic importance of the neighborhood, which developed in the post-Chicago Fire era of the 1870s, 1880s and 1890s as arguably Chicago's premiere upper-income residential neighborhood. It is also the work of Chicago architect L. Gustav Hallberg, Sr., who is significant in the context of Chicago architecture as a designer of finely-designed and -crafted single-family houses for Chicago's upper- and upper-middle-class families, designing many of the mansions that originally lined Gold Coast streets, as well as those of then-fashionable neighborhoods on the West and South Sides.

The Augustus Warner House is located in the Gold Coast neighborhood, which is part of the Near North Side community area. It is zoned RM-6.5, which is a high-density zoning classification that permits high-rise residential buildings. Surrounding properties are primarily a mix of small-scale houses and flat buildings built in the late nineteenth century and large-scale tall apartment buildings built in the 1960s and 1970s. Smaller-scale residential properties are largely zoned RM-5 (which accommodates multi-unit residential buildings), while larger buildings are zoned RM-6.5.

In addition, the Warner House is located within the Near North Historic Overlay District No. 1. This purpose of this overlay district, which covers much of the Gold Coast neighborhood, is to supplement existing base district zoning regulations in order to "preserve and enhance the unique and historic residential character of the Near North Historic Area," "preserve the existing and delicate balance of townhouses, row houses, landmark structures and high-rise buildings," and "prevent further increases in scale, density and congestion by limiting construction of taller buildings." In the case of the Warner House, the Near North Historic Overlay District No. 1 would allow the demolition of the house, but a replacement building could be no taller than 125 feet or 11 stories, whichever was greater.

The Augustus Warner House is well-served by public transportation. The Chicago Transit Authority (CTA) Red Line Division St. stop is 2 ½ blocks south west of the property at Division and Clark streets. Several CTA bus lines serve the area, including the #22 Clark, #36 Broadway, #70 Division, #151

Sheridan and #155 LaSalle buses. Lincoln Park is the nearest park and is located 2 ½ blocks north of the building.

There are a number of individual Chicago Landmarks and Chicago Landmark Districts in the vicinity of the Augustus Warner House. The Three Arts Club, located at 1300 N. Dearborn St., is located on the same block as the Warner House. To the east is the Fisher Studio Homes at 1209 N. State Parkway, while to the north is the Madlener House at 4 W. Burton Pl. To the northwest are the Germania Club and the Village Theatre, located at 1536 and 1546-50 N. Clark St., respectively. Additional individual Chicago Landmarks are the James Charnley House at 1365 N. Astor St., the Former Engine Company 27 firehouse at 1244 N. Wells, and the Bryan Lathrop House (housing the Fortnightly Club) at 120 E. Bellevue Pl. The Astor Street District, comprised largely of residential buildings facing the 1200- through 1500-blocks of N. Astor St., is located two blocks to the east of the Warner House. Farther to the east, the Seven Houses on Lake Shore Drive District is made up of seven surviving buildings built as single-family houses. To the south is the Washington Park District and Extension, comprised largely of small-scale residential and institutional buildings located along the 800- through 1100-blocks of North Dearborn St.

The Department supports the designation of the Augustus Warner House as a Chicago Landmark. The Central Area Plan, approved by the Chicago Plan Commission (CPC) in 2003, and the Central Area Action Plan, approved by the CPC in 2009, both support the goals of historic preservation and the protection of landmark buildings within the City's Central Area, including the Near North Side. Preserving buildings such as the Warner House provides many long-term benefits to the City. Landmark designation encourages the preservation and rehabilitation through a range of incentives. Designation also supports economic development, employment and an enhanced property tax base. It serves as a model for sustainable development by retaining existing buildings and adapting them to modern conditions. Preservation of Chicago's architectural heritage attracts tourists and new residents as well as contributes to the quality of life for Chicago citizens.

In conclusion, landmark designation of the Augustus Warner House supports the City's overall planning goals for Chicago's Near North Side community area and is consistent with the City's governing policies and plans.

Andrew J. Mooney Commissioner

November 1, 2012

Report to the Commission on Chicago Landmarks

on the

Mutual Insurance Building 4750 N. Sheridan Rd.

The Department of Housing and Economic Development finds that the proposed designation of the Mutual Insurance Building as a Chicago Landmark supports the City's overall planning goals for the surrounding Uptown community area and is consistent with the City's governing policies and plans.

Built in two phases between 1921 and 1927, the eight-story Mutual Insurance Building is significant as the long-time headquarters for the various insurance companies founded and operated by insurance magnate James S. Kemper. The building is one of Chicago's largest historic office buildings located in the City's outlying neighborhoods and exemplifies the historic importance of the Uptown Square commercial, retail and entertainment area. The building is finely designed and detailed in the Classical Revival architectural style with white architectural terra cotta executed by the Northwestern Terra Cotta Company.

The Mutual Insurance Building is located in the Uptown community area on Chicago's north lakefront. It is zoned B3-5, which is a community shopping district designation that is meant to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than are found in B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts. B3 districts allow residential uses above the ground floor. It is intended to be applied to large sites that have primary access to major streets.

Surrounding properties, primarily commercial or large-scale residential buildings facing either N. Sheridan Rd. or W. Lawrence Ave., are largely zoned B3-2, B3-3, or B3-5. Smaller-scale residential properties facing N. Kenmore Ave., just to the west of the property, are zoned RT-4.

The Mutual Insurance Building is well-served by public transportation. It is located at N. Sheridan Rd. and W. Lawrence Ave., where two heavily-used Chicago Transit Authority (CTA) bus routes—the #151 Sheridan and #81 Lawrence routes—intersect. The CTA Red Line Lawrence Ave. stop is 2 ½ blocks west of the property. Lincoln Park is the nearest park and is located east of the building.

Draft

There are a number of individual Chicago Landmarks and Chicago Landmark Districts in the vicinity of the Mutual Insurance Building. To the west, the Former Sheridan Trust & Savings Bank Building is located on the southeast corner of Lawrence Ave. and Broadway, while the Uptown Theater is located at 4816 N. Broadway. A little farther west is the Dover Street District, comprised largely of properties on the 4500- through 4700-blocks of N. Dover St. To the northwest are the Essanay Studios at 1333-45 W. Argyle St. and the Bachman House at 1244 W. Carmen St. To the south is the Hutchinson Street District, primarily made up of buildings in the 700- and 800-blocks of W. Hutchinson St.

The Department supports the designation of the Mutual Insurance Building as a Chicago Landmark. Preserving buildings such as this provides many long-term benefits to the City. Landmark designation encourages the preservation and rehabilitation through a range of incentives. Designation also supports economic development, employment and an enhanced property tax base. It serves as a model for sustainable development by retaining existing buildings and adapting them to modern conditions. Preservation of Chicago's architectural heritage attracts tourists and new residents as well as contributes to the quality of life for Chicago citizens.

In conclusion, landmark designation of the Mutual Insurance Building supports the City's overall planning goals for Chicago's Uptown community area and is consistent with the City's governing policies and plans.

Andrew J. Mooney Commissioner Total: 224

Permit Review Activity October, 2012 Report to the Commission on Chicago

	Approval	14/1/2012	1071/2012	10/1/2012	10/1/2012	t@'t/2012	10/1/2012
	Approval Canditions Flat non-lituminated painted metal sign 24' tong by 2' tall mounted within flat masonry between 2rd floor windows and 3rd floor windows as per Lanformat's stamped plans dated 10/01'12. Matals sign to be painted to match binck and day tile roof color. Sign attachments within motar joints and 3 binck courses to be left axposed at top and bottom of sign.	Repair/restore sandstone tagade - patching with U.S. Heritage Custom Stone Restoration Mortar, color to match historic sandstone and any replacement sandstone to match historic sandstone in color, texture, size and profile; repair/replace floors and hiterior doors. repair rear porch, patch and drywall - 10 sheets, no electrical work; in-place repair to existing wood windows and re-glazing as necessary. No façade cleaning and no window replacement on the front façade with this permit. Portifing mortar to match historic in type, cotor and pairl profila. Owner shall contact Historic Preservation staff for a site visit to review sample of any replacement approval.	interiors only. Interior atteration to existing garden apartment per Histonic Preservation stamped plans dated 10/01/12. No window replacement or exterior work permitted with this approval	Interiors only: Interio repairs and minor atterations to existing 3-story with besmant rasidential building per Historic Preservation stamped plans dated 10/1/12.	Interur renovation for axisting office tenant on 5th floor as per Landmark stamped plans dated 10th 1/12. Existing celling deck to be patinted - no window replacement and no change to exterior facades atlowed with this permit.	Manthly electrical maintenance for September 2012	Exterior: Remove and reptace front porch per Historic Preservation stamped drawings dated 10/1/12. New wood stairs to have closed risers and be painted, per district standard. No window replacement other work permitted.
	PRC Date						
	Summury	Patencor	interior	Filerior	etherior	Mechanical	Exterior
	Ward 46	₹	er T	4	*	27	o,
	Lundmurk/District Immaculata High School Building	North Kenwood District	Mid-North District	Kenwood District	Civic Opera House	Montgomery Ward	Puliman District
	Fermut #	100460001	100459650	100457328	100455106	100460523	100451394
2	Address 640 W Irving Park	4545 S Oakenwald	633 W. Fullerton	4740 S Greenwood	20 N Wacker	600 W Chicago	10549 S. Corliss
	Dute rec'd Correc'd Rev# 110/12012 2012-1518	2012-1519	2012-1520	2012-1521	2012-1522	2012-1523	2012-1524
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	Approval	10/1/2012	10/1/2012	10/1/2012	to 10/22/12,	10' 1720 12	tăr t/2012	10/1/2012	10, 112 0 12
	Approval Conditions	Exterior masonry repair: spot tuckpointing, spot brick replacement using salvaged bricks, rebuilding of portion of east (rear) parapet reusing salvaged bricks, pathing of steel finels, window still and header repairs, replace window caulk, and repathreplace plaster at stairs. NO CHANGE TO PARAPET HEGHTS AND NO WINDOW REPLACEMENT OF PALLOWED WITH THIS PERMIT SHOULD ANY NEW BRICKS BE NEEDED FOR STREET-FACING FAÇADE, SAMPLES TO BE REVIEWED AND APPROVED BY HISTORIC PRESERVATION STAFF PRIOR TO ORDER AND INSTALLATION. CONTACT 312:744-3038 FOR SAMPLE APPROVAL.	Change electrical contractor for permit #100446590 to Jamerson & Bauwens	Extenor temporary stabilization work: stabilize all parapet walk, grind and tuckpoint, wrap with EPDM, repair/rebuild rear parapet walt only as per Landmark stamped plans dated 10/01/12. Photos of southwest parapet walt to be taken prior to removal of parapet and emailed to children prior to removal of parapet and emailed to orthus roublik@cityothchego.org. Permanent repairs to be permitted separately as part of orgoing City court case.	Miscellaneous Temporary tent for Cotumbian Ball from 10/16/12 to 10/22/12.	Remove existing deternorated 3" lap siding and sheathing with new 3" lap slding and sheathing. Naw sheathing thickness to match existing. Replacement of all discheathing to occur (lagade-by-façade as per Landmark stamped documents deted 10/10 1/12. Staff site visit to be scheduled or photos of completed lagade to be emaited to cynthia roubik@cityofchicago org for staff approval prior to next façade work being started. All either exilarior and Interior work part of separate permit	Replace roofing with new Certainteed Highland State asphalt shingles, replace gutters and gutter supports on side elevations, existing dormer to be clad with new 4" kap tiber-cement stding with smooth texture, replace 6 windlows with new dath-wood windlows - existing brick molds to remain as per Landmark stamped documents dated 10/0 I/12 EXISTING ROOF SPROFILE AND SHAPE TO REMAIN UNCHANGED » NO STRUCTURAL WORK INCLUDED	Replacement of 866 windows in 312 existing masonry openings as per Landmark stampad plans dated 10/0 (1.2. Replacement of 36 interor doors and dywalfmillwork around windows only. New windows to be painted to mach obour and finish of recently installed windows under previous permit. Any louvers to be painted dark grey. NO WINDOW REPLACEMENT OR WORK ALLOWED AT LANDMARKED INTERIOR SPACES.	Dry ginding only grinding to be done carefully so as not to damage masonry pleces. Jorn width to remain unchanged and any new morfar to match historic mortar in cotor, joint profile, and strengthtype. NO SANDBLASTING OR CHEMICAL CLEANING. ANY PRESSURE WASHING WITH WATER TO BE 400psi OR LESS.
	PRC Date A	Π % % Ε⊢∢Σ α ⊈ Γ	បយ់	M 3 5 5 6 M	Σ	-2852	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	× 2 2 2 2 2 3	ច់ត្រូវ
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A constant and other second	Canamark/District	Jewelers Row District	Historic Michigan Boulevard District	Miwaukee Avenue District	100460462 Museum of Science & Industry	Kenwood District	Wicker Perk District	R.R. Donnelley Plant	Palmer House Hotel
Demand to	rermit #	100460533	100460534	100460552		100460596	100460391	100456678	environmental
and the state of t	A TORRINGEN	5 N. Wabash	104 S. Michgan	1600 N. Milwaukee	5700 S. Lake Shore Drive	4921 S. Dorchester	2023 W Evergreen	350 E. Cermak	17 E Monroe
Pare 4	W. J. DW.	2012-1525	2012:1526	2012-1527	2012-1528	2012-1529	2012-1530	2012-1531	2012-1532
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Ding por of by	Santa land	10/1/2012	10/1/2012	10/1/2012	10/1/2012 10/1/2012	10/1/2012	104/2012	10/1/2012	10/1/2012

A convenient	10/2/2012	t0/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/3/2012
Approval Conditions	Now 3-unit masonry building with detached garage as per Landmark stamped plans dated 10/02/12. Approved brick, mortar, and stone samples to be used per plans with standard-sized face brick on front and side façades.	Interior and exterior: Interior alerations and replacement of two basement levet windows on secondary elevation per Historic Preservation stamped plans dated 10/2/12. No other work permitted.	Exterior: Repair existing west ramp to include new removal and replacement of two trench drains same as existing, concrete topping slab, asphalt water proofing member. Flash and seaf cracks as necessary. No plans were reviewed with this approval.	Install recessed tight fixture cans in ceiting - interior work only.	Monthly electrical maintenance for October 2012	Electrical monthly maintenance for August 2012 . No other work to occur with this approval.	Electrical work - install additional services to an existing low volt security alarm. No other work to occur with this approval.	Scaffolding. Erect 2 swing stage scaffold from 9/29/12 to 9/29/13. No other work permitted.	Scaffolding: Erect 1 skydimber from 10/2/12 to 10/2/13. Na ather work permitted.	Electrical monthly maintenance for August 2012 . No other work to occur with this approval.	inferiors only. Interior atterations of an existing 31st floor office space per Historic Preservation stamped plans dated 10/2/12.	Reconstruction parapet wall within countyard as per Landmark stamped document dated 10/02/12. Face bricks, stone, and balustrade elements will be selvaged and reinstaffed to match the historic configuration. New mortar to match the historic mortar in color, joint width and profile, and strengthtype. Should any new face bricks need to be used, new brick to match historic brick in color, general size, and fexture. NO WINDOW REPLACEMENT AND NO CHANGE TO HISTORIC PARAPET HERSHTS ALLOWED WITH THIS PERMIT	Mechanical Replacement of plumbing fixtures in unit 25-B. No other work.	tntariors only: Construction of common tenant corridors and renovation of public tolets on the 16th floor per Historic Preservation stamped plans dated 10/21/2. No other work.	Electrical work - Installation of tighting and temporary wring for HCF show in Festivat Hall A, B and the ballnoom. No other work to occur with this approval.
PRE Date	10/6/2011														
Stoppings.	New Construction	Extenor and Interior	Exterior	Mechanical	Mechanical	Mechanical	Mechanical	Scaffold	Scaffold	Mechanicat	fnterior	Extarior	Mechanicat	Interior	Mechanices
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Landmark/District	Wicker Park District	Kerwood District	Richard J. Daley Center	Old Town Triangle District	Monadnock Building	Wrighey Building	Sheridan Trust and Savings Bank Building	Patmer House Hotet	Majestic Building	Chicago Board of Trada Building	Field Building	Kenwood District	Astor Street District	Historic Michigan Boulevard District	Navy Pier
Permit #	100431528	100419707	100460713	100460616	100460629	100460577	100460132	100460752	100460757	100460579	100457807	100460791	100460814	100451702	100460750
Maldress	1238 N. Ноупе	4801 S Woodewn	50 W. Washington	1713 N. North Park	53 W. Jackson	400 N Michigan	4753 N. Broadway	30 E. Monroe	30 W. Manroe	141 W. Jackson	135 S. LaSalte	48 t6 S. Darchester	1310 N Ritchie	122 S Michigan	600 E Grand
Ren #	2012-1533	2012-1534	2012-1535	2012-1536	2012-1537	2012-1538	2012-1539	2012-1540	2012-1541	2012-1542	2012-1543	2012-1544	2012-1545	2012-1546	2012-1547
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Date rec'd	10/1/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/2/2012	10/3/2012

J	Approvat	10/3/2012	10/3/2012	10/3/2012	10/3/2012	10/3/2012	10/4/2012	10/4/2012	10/4/2012	10/4/2012	19/4/2012	10/4/2012	10/4/2012	10/4/2012
Approval Conditions		Replace one rooflop unil and one condensing unit with new units - will match axisting in size and location at middle of flat roof. No other exterior with this approval.	Replace existing rooflop RTU unit, add split system for additional cooling - replacement unit to match axising in size and location at middle of flat root. No other exterior work to occur with this approval.	Change at plumbing contractor only. No other work to occur with this approval	Electrical work - tow volt electrical burglar alarm system. No other work to occur with this approval.	Interior eltarations to hotel guest room bathvooms for accessibility compliance on floors 19 and 21 per Landmarks stamped plans dated 10/3/12. No window replacement or other exterior work to occur with this approval.	Extenior: Replace 15 sq ft of brick on a 3-story annex building. New brick for match siza, color, lexture and apperance of existing brick. New mortar to match color, type, faxture end joint profile of existing. No chemical cleaning permitted with this approval.	Environmental: Dry granding unly, Care to be taken not to damaga surrounding masonry. Any new mortar to match color, type, texture and joint profite of historic.	Replacement of 3 windows at the main floor of front tagade with new wood I/1 double-hung windows and new brick molds as per Landmark stamped documents dated to/D4/12. NO CHANGE TO 2nd-FLOOR WINDOWS OR MAIN ENTRY ALLOWED WITH THIS PERMIT	Environmental work to sandblast exposed rebar as part of concrete repair work ONLY as per Landmark stamped document dated 10/04/12. NO SANDBLASTING OF EXISTING FAÇADE. Masonny repairs under separate permit #100456583.	Electrical work for new illuminated sign approved under permit #100427710	Exterior; Roof repairs ONLY. No structural changes allowed. Terra cotta ridge and details to remain. No window replacement or other work allowed.	Revision to permit #100441959 to change the plumbing contractor. No other work to occur with this approval.	Relocation of 4 Gwen Lux panals to bridge over Rush street on 1st floor per Landmarks stamped plan. Informational/interpretative signs, to be reviewed by Historic Preservation staff, shall be designed and installed by the owner in the new panet location. No other work to occur with this approval.
PRC Date														10/4/12
Sammary		Mechanical	Mechanical	Mechanical	Mechanical	Interior	Exterior	Environmental	Exterior	Environmantal	Mechanical	Exterior	Miscellaneous	Interior
Ward		0	0	42	2	42	42	43	œ.	42	£3	42	4	524
Landmark/District		Armitaga-Halsted District	Amitage-Heislad District	35 E. Wacker Building	Calumet-Gites-Prairie District	Patimer House Hotel	Inland Steel Building	Environmental East Lake Shore Drive District	Pullman District	Historic Michigan Boulevard District	Amilage-Halsled District	Former Chicago Historic Society Building	Kenwaad District	McGraw-Hitt Building
Fermit #		100460928	100460929	100461059	100460739	100453967	100461123	Environmental	100458880	environmental	100460490	100460981	100461261	100481003
Address		ZVZ N Haistad	2	35 E. Wacker	3232 S Dr Martin L King 100460739	17 E. Monroe	30 W. Manroe		11402 S. St. Lawrence	112 S Michigan	837 W. Armitaga	632 N, Dearborn	4815 S. Kenwood 1	520 N. Michigan
本 名句の	00.00	2012-1346	2012-1549	2012-1550	2012-1551	2012-1552	2012-1553	2012-1554	2012-1555	2012-1556	2012-1557	2012-1558	2012-1559	2012-1560
Carrec'd									10/4/2012 2012-1555		14	.4	4	10/4/2012 2012-1560
Date rec'd	10/20/2012	210250	10/3/2012	10/3/2012	10/3/2012	10/3/2012	10/4/2012	10/4/2012	9/20/2012	16/4/2012	10/4/2012	10/4/2012	10/4/2012	10/3/2012

The second secon	10/5/2012		10/5/2012	10/5/2012	10/5/2012	10/2/2012	10/5/2012	10/5/2012	10/9/2012	10/9/2012	10/9/2012	10/9/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012
Approval Canditions	Exterior: Remove and replace existing open wood porch and stairs as per Historic Preservation stamped plans deted 10/5/12. No other work	permitted	Electrical only; Monthly maintenence.	Exterior: Remove and replace existing reary 3-story open wood porch and stairs as per Historic Preservation stamped plans dated 10/5/12. No other work permitted.	Electrical; Monthly mamienance only. No other work permitted.	Interior elterations to single tenant office space on the 16th floor. No window replacement or other extenor work to occur with this approval.	Interiors only. Remove and replace plumbing fixutes, exhaust fans and eir grites. Petch and repair drywalf as needed. All work in lower tevel, 1st and 4th floor public restrooms per Historic Preservation stamped plans dated 10/5/12. No exterior changes permitted	Electrical only: Monthly maintenance.	Scaffold from 10/9/12 to 10/9/13	Electrical monthly meintenance for October 2012	Electrical only: Installation of (8) new speaker/strobes and (4) stroes to be tied into the existing free aterm system.	Scaffold from 10/10/12 to 10/10/13	Exterior: Recover existing vaulted roof. No structural changes. No other work permitted.	Electrical work - add 2nd electrical contractor for work associated with permit #100425577. No other work to occur with this approval.	Electrical work - add 2nd electrical contractor for work associaled with permit #100422069. No other work to occur with this approval.	Electrizal work - add 2nd electrical contractor to work associated with permit #100425582 No other work to occur with this approval.	Electrical work - add 2nd electrical contractor to work associated with permit #100283961. No other work to occur with this approval.	Electrical work - add 2nd electrical contractor to work associated with permit #100422846. No other work to occur with this approval.	Electrical work - add 2nd contractor to work associated with permit #100418092. No other work to occur with this approval.	Renovation of corridor ceitings on four floors of office building per Landmarks stamped plans dated 10/10/12. No window replacement or other exterior work to occur with this approval.
PRC Date																				
Summery	Extense		Mechanical	Extenor	Mechanical	Intenor	inlenor	Mechanical	Scaffold	Mechanical	Mechanical	Scaffold	Ехівлог	Mechenical	Mechanical	Mechanical	Mechanical	Mechenical	Mechanical	Interior
Ward	5		44	-	45	42	N	2	42	2	45	42	42	42	42	42	42	45	45	45
Landmark/District	Mid-North District		Wrigiey Field	Milwaukee Avenue District	Allerton Hotel	Historic Michigen Boulevard District	Historic Michigen Boulevard District	Historic Michigen Boulevard District	Historic Michigan Boutevard District	Blackstone Hotel	Civic Opera House	Historic Michigan Boutevard District	Chicago Theater	IBM Building	BM Building	IBM Building	IBM Bullding	IBM Building	IBM Bullding	Old Republic Building
Permit #	100455715		100461324	100458679	100461362	100455859	100449320	100460487	100461622	100460976	100461640	100481657	100461895	100425571	100461280	100461262	100461284	100461286	100461287	100457818
Medificas	2329 N. Geneva		1060 W. Addison	1524 N Milwaukee	701 N. Michigan	122 S. Michigan	720 S. Michigan	520 S. Michigen	78 E. Monroe	636 S. Michigan	20 N Wacker	30 N. Michigan	175 N State	330 N. Wabash	330 N Wabash	330 N Wabash	330 N Wabash	330 N. Wabash	330 N. Wabash	307 N. Michigan
Rev A	2012-1561		2012-1562	2012-1563	2012-1564	2012-1565	2012-1566	2012-1567	2012-1568	2012-1569	2012-1570	2012-1571	2012-1572	2012-1573	2012:1574	2012-1575	2012-1576	2012-1577	2012-1578	2012-1579
Correc'd																				
Date rec'd Correc'd	10/5/2012	1	10/5/2012	10/5/2012	10/5/2012	10/2/2012	10/5/2012	10/5/2012	10/9/2012	10/9/2012	10/9/2012	10/9/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/9/2012

Approval	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/11/2012	10/11/2012	10/11/2012	10/12/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012
Approval Conditions	Replace two axisting side open wood porches same size and location per Landmarks stamped plens dated 10/10/12. No work to the front façade, no window replacement or other exterior work to occur with litte approval.	Bectrical monthly maintenance October-December 2012	Electrical monthly maintenance October-December 2012	Electrical monthly maintenance from October-December 2012	Electrical monthly maintenance from October-Oecember 2012	Electrical monthly maintenance for October December 2012	Temporary tent lov Fall Fast from 10/28-10/28	Raplace lighting in basement parking garage - Interior basement work only	Interior atterations to extisting office space on 41st floor - new ceiling soffil to be selback 1'-6" from windows per landmark stamped plans dated 10/11/12. NO CHANGE TO MAIN LOBBY, WINDOWS, FACADES, OR RODELINE ALLOWED WITH THIS PERMIT	Temporary Santa's House in plaza next to tree for Christmas season.	Electrical only: Change of confractor for permit #100431528. NO other work.	Walgreens "W" over main entrance at curved corner 5:10" x 4:-1" painted red metal faces with push through llumination as per Landmark stamped plans dated 10/11/12.	Watgreens illuminated script letter set on west elevation 8'-2" x 1'-8" as per Landmark stemped plans dated 10/11/12.	Walgreens illuminated script letter sign on north (reat) elevation 5° x 1-1" as per Landmark stamped plans dated $10/11/12$.	Rigkt bannst 3:2" x 13' externally illumhrated on west elevation as per Landmark slamped plans deted 10/11/12. Banner supports and anchor plate to be painted to match façade paint color.	Rigid banner 3:2" x 13' externally illuminated on west elevetion as per Landmark stamped plans dated 10/11/12. Banner supports and anchor plate to be painted to match façade palni color.	Rigid benner 3:2" x 13' axternally lituminaled on west elevation as per Landmark stamped plans deled 10/11/12. Banner supports and anchor plats to be painted to match façade paint color.	Rigid banner 3'-2" x 13' axtamally illuminated on west elevation as per Landmark stemped plans dated 10/11/12. Banner supports and anchor plats to be painted to match faceds paint color.
PRC Dute												2/3/2011	2/3/2011	2/3/2011	2/3/2011	2/3/2011	2/3/2011	2/3/2011
Summary	Exlanor	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Miscellaneous	Inlerior	Interior	Miscellaneous	Mechanical	Sign	Sign	Sign	Sign	Sign	Sign	Sign
Ward	35	42	42	42	42	42	35	42	42	42	32	32	32	32	32	32	32	32
Laufunrh/District M	Logan Square Boulevards Districl	One North LaSalle Building	Field Building	Oliver Building	Marqualts Building	Jewelars Row District	Logan Square Boulevards District	IBM Building	Civic Opera Housa	Richard J. Oaley Center	Wicker Park DisIncl	Milwaukee Avanua Oisinci	Milwaukee Avenue Disirici	Milwaukee Avenue District	Milwaukee Avenue Oistnot	Milwaukee Avanue Oistrici	Milwaukee Avenue District	Milwaukee Avenue Districl
Permit !	100461047	100461475	100461477	100461489	100461500	100461502	100460839	100461957	100454923	100462035	100462084	100440233	100440253	100440256	100440236	100440238	100440239	100440240
stablicas.	2034 N. Humboldl	1 N. LaSalle	135 S. LaSalla	32 W. Randolph	60 W Adams	111 N Wabash	2517 W. Logan	330 N Wabash	20 N Wacker	50 W Washington	1238 N. Hoyne	1601 N. Milwaukee	1601 N. Milwaukee	1601 N. Milwaukee	1801 N. Milwaukaa	1601 N. Milwaukee	1601 N. Milwaukee	1601 N. Milwaukaa
程をい前	2012-1580	2012-1581	2012-1582	2012-1583	2012-1584	2012-1585	2012-1586	2012-1587	10/10/2012 2012-1588	2012-1589	2012-1590	10/11/2012 2012:1591	10/11/2012 2012-1592	10/11/2012 2012-1593	10/11/2012 2012-1594	10/11/2012 2012-1595	10/11/2012 2012-1596	10/11/2012 2012-1597
Currec'd									10/10/201			10/11/201;	10/11/2012	10/11/201;	10/11/201	10/11/201	10/11/201	10/11/2012
(d)	10/9/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/10/2012	10/11/2012	9/24/2012	10/11/2012	10/11/2012	8/27/2012	8/27/2012	8/27/2012	B/27/2012	8/27/2012	8/27/2012	8/27/2012

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	Approved	10/11/2012	10/11/2012	1四11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/12/2012	10/12/2012	10/12/2012	10/12/2012	10/12/2012	10/12/2012
	Approval Conditions	Rigid banner 3'-2' x 13' axternally illuminated on east elevation as per Landmark stemped plans dafed 10/11/12. Banner supports and anchor plata to be painted to march façade paint color.	Rigid banner 3'.2' x 13' externally illuminated on asst elevation as per Landmark stamped plans dated 10/11/12. Banner supports and anchor plata to be painted to match façade paint color.	Rigid banner 3:-2" x 13 externally illuminated on east elevation as per Landmark stamped plans dated 10/11/12. Banner supports and anchor plate to be painted to match taçade paint color	Rigid banner 3:-2' x 13' externally illuminated on east elevation as per Landmark stamped plans dated 10/11/12. Banner supports and anchor plate to be painted to match tacade paint color.	Masonny repairs to brick facadas on south and east elevations only - as per Landmark stamped document dated 16/11/12 - to include fuckpointing and spot replacement (APPROX 400 units) of spalled and deteriorated common brick. Replacement brick and mortar to match fustoric brick and mortar to color, fexture, size, profile, and type. NO WINDOW REPLACEMENT AND NO WORK TO STONE FACADES ALLOWED WITH THIS	Replace inferior plumbing fixtures only - in kitchens and baths	faterior ramodef of existing ground-floor retail space as per landmark stamped plans dated 10/11/12. NO EXTERIOR WORK AND ANY NEW SIGNAGE TO BE PERMITTED SEPARATELY.	Replace existing concrete entry stoop and steps and replace existing iron gate with new gate per Landmarks stamped plans dated 10/11/12 No other work to occur with this approvaf.	New Construction: Erect a new three story fiftB masonry three unit building with basemand and a one story 44 frama fitnee cakorar garage with roof deck per Histon Preservation stamped plans dailed 10/12/12. Mortax cofor to be stimated to brick color subject to Historic Preservation staff review and approval prior to order and installation.	New Construction: Naw dormer additions to an existing single tamily residence, 1-story rear addition and interfor remodeling per Historic Preservation stamped plans dated 10/12/12. New windows are a part of this submittal.	Electrical only: Installation of new speaker/strobe and relocation of two existing speaker/strobes for existing file alarm system.	Mechanical: Upgrade firefightar's amengency in-car operation Phase fand ** to meet requirements.	Change of selectrical contractor only. No other work to occur with this approval.	Electrical only, Add 3 new circuits to two tables in the fobby area. No other work.
	PRC Date	2/3/2011	2/3/2011	2/3/2011	2/3/2011					09/06/12	64712				
	Summary	Sign	Sign	zign	uĝig:	Exterior	Infanor	frierior	Extenor	New Construction	New Construction Addition	Mechanicaf	Mechanical	Mechanical	Mechanicaf
	Mard.	32	32	32	32	24	32	43	43	-	32	42	2	43	45
4 / 4 / 4 / 4 / 4 / 4 / 4 / 4 / 4 / 4 /	Lundmurk/District	Mitwaukee Avenue District	Milwaukee Avenua District	Milwaukee Avenue District	Milwaukse Avenue District	Washington Square District	Wicker Park District	Armitage-Halsted District	Askor Street District	East Village District	Ukrainian Village District	Historic Michigan Boulevard District	Printing House Row District	Mid-North District	McGraw-Hiff Building
	FREEZE P	100440242	100440244	100440246	100440247	100461922	100462183	100457845	100457376	100458812	100455825	100462238	100461890	100461764	100462302
4	Additions	1601 N. Milwaukee	1601 N. Milwaukee	1601 N. Milwaukee	1601 N Milwaukee	935 N. Dearborn	2138 W Schiller	924 W. Armkage	55 E. Scott	1944 W Thomas	2121 W. Walton	224 S. Michigan	740 S. Federal	2331 N. Cleveland	520 N. Michigan
	CMFrec a Mer F	10/11/2012 2012-1598	10/11/2012 2012-1599	10/11/2012 2012-1600	10/11/2012 2012-1601	2012-1602	2012-1603	2012-1604	2012-1605	2012-1606	10/12/2012 20/2-1607	2012-1608	2012-1609	2012-1610	2012-1611
Though what!	# S	8/27/2012	8/27/2012	9/27/2012	4272042 4272042	10/11/2012	10/11/2012	10/11/2012	50102012	r.	10/4/2012	10/12/2012	10/12/2012	10/12/2012	10/12/2012

Approval	10/12/2012	10/12/2012	10/12/2012	40/15/2012	10/15/2012	10/16/2012	10/15/2012	10/15/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012
Approval Conditions	Mechanical: Install one 5-stop private residence passenger elevator associated with permit #100425648. No other work	Mechanical: Removal of one 2:stop 1000@ passenger alevator for installation of new LULA passenger elevator. No plans were reviewed with his approval.	Externor: Rapair/replace tuckpoint brick approximately 2,000 sq. ft. New mortar to match historic in color, type, texture and profile. No other work permitted with this approval.	Replace unnals in bathrooms as per Landmark stamped plans dated 19/15/12 ND WORK TO EXTERIOR FACADES OR LANDMARK INTERIOR SPACES ALLOWED WITH THIS PERMIT,	Reinstate permit #100246589 and D070077-03.	interiors only; Construction of common tenant corridor and renovation of public tolets on 16th floor per Historic Preservation stamped plansd dated 10/16/12.	interior basement demotition of non-bearing walls and ceilings - new sprinkler system to be permitted separately.	Electrical, low voltage wiring on 6th floor - intenor work only.	Extenor: Replace portion of fial roof. No structural changes permitted.	Electrical only: Monthly maintenance. No other work permitted,	Electrical only: Monthly maintenance. No other work permitted	Electrical only: Monthly maintenance. No other work permitted	Electrical only: Monthly maintenance. No other work permitted.	Electrical only: Monthly maintenance. No other work permitted.	Electrical only Monthly maintenance. No other work permitted.	Electrical only. Monthly maintenance. No other work permitted.	Electrical Inly. Monthly maintenance. No other work permitted.	Electrical pnly. Monthly maintenance. No other work permitted,	Electrical only: Monthly maintenance. No other work permitted.	Electrical only: Monthly maintenance. No other work permitted.	Electrical only; Monthly maintenance. No other work permitted,	Electrical only: Monthly maintenance, No other work permitted,	Electrical only: Monthly maintenance. No other work permitted	Electrical only: Monthly maintenance, No other work permitted
P.R.C. Date																			_	_	_		_	_
Saemmer	Mechanical	Mechanical	Extensi	Paral Paran Paral Paran Paral Paran Paral Paran Paral	Miscellaneous	Internor	Inlenor	Mechanical	Exterior	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Machanical	Mechanical	Mechanical	Mechanical	Mechanical
H'mraf	42	8	**	-	42	42	42	27	43	42	42	42	42	2	2	2	2	42	42	42	42	42	42	42
Landmark/District	Washington Square District	Calume HGiles-Prairie District	Kenwood District	Congress Thealar	Piltsfield Building	Historic Michigan Boulavard District	Pittsfield Building	Montgomery Ward	Aslor Street District	Rookery Building	Rookery Building	Rookery Building	Rookery Building	Union Station	Union Station	Union Station	Union Station	Oliver Building	Carbide & Carbon Building	Carbide & Carbon Building				
Permit #	100425648	100461681	100462352	100461862	100462457	100462221	100462493	100462309	100462753	100462647	100462646	100462645	100462644	100462741	100482741	100462740	100462739	100462738	100462737	100462736	100462735	100462734	100462733	100462732
Spires.	919 N. Dearborn	3232 S. King	1337 E. 50th	2135 N. Milwaukee	55 E. Washington	122 S. Michigan	55 E, Washington	600 W Chicago	1500 N. Aslor	209 S. LaSalle	209 S, LaSalle	209 S, LaSalle	209 S. LaSalle	210 S, Canal	210 S Canal	210 S. Canal	210 S. Canal	24 W. Randolph	24 W. Randolph	24 W Randolph	24 W. Randolph	24 W Randolph	230 N. Michigan	230 N Michigan
がものが	2012-1612	2012-1613	2012-1614	2012-1615	2012-1616	2012-1617	2012-1618	2012-1619	2012-1620	2012-1621	2012-1622	2012-1623	2012-1624	2012-1825	2012-1626	2012-1627	2012-1628	2012-1629	2012-1630	2012-1631	2012-1632	2012-1633	2012-1634	2012-1635
Date rec'd Carrec'd Rev#	10/12/2012	10/12/2012	80/12/2012	10/15/2012	10/15/2012	10/16/2012	10/15/2012	10/15/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012

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	Approved.	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/17/2012	107/6/2012	10/16/2012	10/16/2012	10:16/2012	10/16/2012	1部16/2012	16/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012
	Approval Conditions	Electrical only: Monthly maintenance, No other work permitted	Electrical only: Monthly maintenance. No other work permitted.	Exterior only: Erect a 2-story rear porch with DOH protype plan. No window raplacement or work to the front of the building permitted with this approval.	Ra-face existing externally-illuminated projecting sign for "Flaco's Tacos" – sign panel was removed, cleaned, relettered, and reinstalled using same supports and altachment defails as per Landmark stamped plans dated 10/16/12.	Electrical work - rewining and relocate electric panel, unit 4H. No other work to occur with this approval.	Electrical only: Additions to low voltage alarm system.	Special event sign 38' x 32' racing south from from 11/2 to 11/17 Attachments of banner to be located within mortar joints. Mortar to be repaired once 3ign is removed.	Temporary non-illuminated sign mounled onto ground-floor window at 6 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illumhated sign mounted onto ground-floor window at 7 st as par Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 10 st as per Landmark stamped plans dated 10/16/12	Temporary non-illuminated ±ign mounted onto ground-floor window at 10 st as par Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 7 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illumusated sign mounted onto ground-floor window at 3 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-thor window at 6 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 7 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 10 st as per Landmark stamped plans dated 10/16/12,	Temporary non-illuminated sign mounted onto ground floor window at 6 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 15 st as per Landmark stamped plans dated 10/16/12	Temporary non-illuminated sign mounted onto ground-floor window at 6 st as per Landmark stamped plans dated 10/16/12.
	PRC Dute																			
	Summanny	Mechanical	Mechanical	Exterior	udis	Mechanical	Mechanical	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign
	N. W. C.	42	42	4	42	42	2	2	45	42	42	42	42	42	42	42	42	42	45	42
	Landmark/District	Carbide & Carbon Building	Carbide & Carbon Building	North Kenwood	Hotel St Benedict Flats	660-860 N Lake Shore Drive	Monadnock Building	American Book Company Building	IBM Building	IBM Building	18M Building	BM Building	IBM Building	IBM Building	IBM Bullding	IBM Building	IBM Building	IBM Building	IBM Building	IBM Building
0.5	Permut #	100462731	100462730	100461236	100457752	100461654	100462617	100461591	100457515	100457514	100457511	100457509	100457510	100457506	100457507	100457522	100457521	100457520	100457519	100457516
			230 N. Michigan 1	4411 S, Ellis	46 E, Chicago	ora		2132 S Calumet 1	330 N. Wabash 11	330 N. Wabash 1	330 N. Wabash 10	330 N. Wabash 10	330 N. Wabash 10	330 N. Wabash 10	330 N. Wabash 16	330 N, Wabash 10	330 N. Wabash 10	330 N. Wabash 10	330 N. Wabash 10	330 N. Wabash 10
O	Mee B	2012-1636	2012-1637	2012-1638	2012-1639	2012-1640	2012-1641	2012-1642	2012-1643	2012-1644	2012-1645	2012-1646	2012-1647	2012-1646	2012-1649	2012-1650	2012-1651	2012-1652	2012-1653	2012-1654
Comment																				
Desta wood	3	10/16/2012	10/16/2012	10/16/2012	10/15/2012	10/16/2012	10/16/2012	10/17/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012

	Approval.	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/16/2012	10/17/2012	10/17/2012	10/17/2012	10/17/2012
	Approval Conditions	Temporary non-illuminated sign mounted onto ground-floor window at 4 st as per Landmark stamped plans dated 10/16/12	Temporary non-illuminated sign mounted onto ground-floor window at 10 st as per Landmark stamped plans defed 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 4 sf as per Landmark stamped plans dated 10/16/12,	Temporary non-illuminated sign mounted onto ground-floor window at 10 sf as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 6 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 10 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 8 st as per Landmark stamped plans dated 10/16/12.	Tempotary non-fluminated sign mounted onto ground-floor window at 17 sf as per Landmark stamped plans dated 10/16/12	Temporary non-illumnated sign mounted onto ground-floor window at 4 sf as per Landmark stamped plans dafed 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 10 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 8 sf as per Landmark stamped plans dated 10/16/12.	Temporary non-illumirated sign mounted onto ground-floor window at 7 st as per Landmark stamped plans dated 10/16/12.	Temporary non-illuminated sign mounted onto ground-floor window at 14 st as par Landmerk stemped plans dated 10/16/12.	Replace siding on existing rooftop penthouse with new smooth finish fiber cement horizontal lap siding and install new asphall shingles. No structurel work, no window replacement or other exterior work to occur with this approval.	Interior: Rebuild interior wood stairwell in axisting baptist church ONLY New wainscott and newel posts to match original in location, size, material, profile, and finish. No other work allowed to the interior or exterior designated areas of the building.	Raplace existing clay pipe in basement (approx. 37) with 6" cast iron pipe. No window replacement or other exterior work to occur with this apportant	Efectrical work: security system - interior work only.
100000000000000000000000000000000000000	PAC Date																	
4	Sammary	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Sign	Exterior	Merur	Interior	Mechanical
100	Fara	45	42	42	45	4	45	45	45	45	42	42	45	45	43	27	4	4
from from School Section 2	Candinary Desiriet	IBM Building	iBM Building	IBM Building	IBM Build ng	iBM Build ng	iBM Building	BM Building	IBM Building	IBM Building	1BM Building	IBM Building	IBM Building	BM Building	Saven Houses on LSD District	First Baptist Congregational Church	Bissell Street District	Historic Michigan Boulevard District
Daniel Comment	THE STATE OF THE S	100457517	100457516	100457523	100457524	100457500	100439726	100457526	100457525	100457501	100457502	100457503	100457504	100457505	100462936	100456079	100462808	100462981
- Marie Contraction	OLD PROPERTY.	330 N. Wabash	330 N. Wabash	330 N. Wabash	330 N. Wabash	330 N. Wabash	330 N. Wabash	330 N Wabash	330 N Wabash	330 N. Wabash	330 N. Wabash	330 N. Wabash	330 N. Wabash	330 N Wabesh	1258 N. Lake Shore	1613 W. Washington	914 W. Dickens	55 E. Manroe
Dow #	H 431	2012-1655	2012-1656	2012-1657	2012-1658	2012-1859	2012-1660	2012-1661	2012-1562	2012-1663	2012-1664	2012-1665	2012-1666	2012-1667	2012-1668	2012-1669	2012-1670	2012-1671
Correction																-		**
Date rec'd	200000000000000000000000000000000000000	2102/c1/01	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/15/2012	10/17/2012	10/16/2012	10/17/2012	10/17/2012

Approval.	10/17/2012	10/17/2012	10/17/2012	10/17/2012	10/17/2012	10/18/2012	10/17/2012	10/18/2012	10/18/2012	10/18/2012	10/18/2012	10/18/2012
Approved Conditions	Work to lower level parking garage - replace axisting garage doors, replace existing trench draing same as axisting, install traffic bearing waterproofing and concrete rapairs. No other work to occur with this approval.	Tear off and replace axisting rooting shingles with new Authentic Root full States, install new root shealthing over existing, new flashing nad drip edges. No structural work to the axisting root, no window replacement or other axianor work to occu with this approvat.	Grinding of masonry joints only. Pointing mortar to match original in typa, color and joint profile. No chemical washing or sandblasting to occur with this approval.	Scalinding from 10/18/12 to 10/18/13. No other work to occur with this approval.	Limestone dutchman patching with John M100 - 30 SF. No window replacement or other exterior work to occur with this approval.	Rebuild brick parapets on noth and west elevations reinstalling salvaged brick and stone, decorative comics to remain in place and to be patched, new flashing to root and instale face of parapet waits to be installed as per Landmark stamped documents dated 10/18/12. Rebuilt parapet walls to match existing height end configuration. New mortar to match instonic in profile, color, and type/strength. NO WINDOW REPLACEMENT	Electrical work \cdot install a low voltage video camera. No other work to occur with this approval.	Install 6'tall tance at rear yard as per Landmark stamped plans dated 10/18/12 NO CHANGE TO FRONT YARD OR BUILDING FACADES	Install 6-tail lence at rear yard as per Landmark stamped plans dated 10/18/12. NO CHANGE TO FRONT YARD OR BULLDING FACADES	Exterior and intenor work for ground-floor and basement tenant space as per Landmark stamped plans dated 10/18/12. New storefront firish to match Landmark approved sample and storefront shop drawings to be reviewed and approved by Historic Preservation staff prior to order and installation.	Interior afterations to existing office funiding on 21st office floor space per Landmark stamped plans dated 10/18/12. NO WINDOW REPLACEMENT OR EXTERIOR WORK. New celling soffits to be set back 1'-6" from window glass as per plans.	Scaffolding from 10/18/12 to 10/18/13
PRC Dute										.o.		
Sammary	Interior	Extanor	Environmantal	Scaffold	Exterior	Exterior	Mechanical	Extanor	Extarior	Exterior and Intarior	Interior	Scaffold
Ward	42	-	43	43	£3	43	42	43	43	-	45	45
Landmark/District	IBM Building	Wicker Park District	Astor Street District	Astor Straet District	Asior Sireel District	Mid-North District	East Lake Shore Dave District	Arlington and Rostyn Place District	Arington and Rostyn Placa District	Congress Thaaler	Civic Opera House	London Guarantee Building
Permit #	100462975	100462289	Environmental Astor Street	100463029	100463039	100462944	100462916	100463130	100463127	100456338	100453588	100463247
Address	330 N Wabash	2046 W Pierce	1260 N. Astor	1260 N, Astor	1260 N. Astor	453 W. Fullerlon	999 N Laka Shore	432 W. Arlington	428 W. Artington	2125 N Miwaukee	20 N. Wacker	360 N. Michigan
Correc'd Rev #	2012-1672	2012-1673	2012-1674	2012-1675	2012-1676	2012-1677	2012-1676	2012-1679	2012-1680	10/16/2012 2012-1661	10/18/2012 2012-1682	2012-1683
2	19/17/2012	30/172012	10/17/2012	10/17/2012	10/17/2012	10/18/2012	10/17/2012	10/18/2012	10/18/2012	10/1/2012 10	927/2012 10	10/18/2012

Appropriate	10/18/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/22/2012	10/22/2012	10/22/2012	10/22/2012	10/22/2012	10/22/2012
Approval Conditions	Exterior and interior work - exterior work includes new stair to access basement and opening infilled masonry openings for new windows on side 1ecade as per Landmark stamped plans dated 10/18/12. NO CHANGE TO FRONT FACADE ALLOWED WITH THIS PERMIT.	Electrical monthly maintenance for October, 2012. No other work to occur with this approval.	Bectrical, Temporary installation for show. No other work.				-	Electrical Temporery Installation for show, No other work.	Exterior. Replace a garage door along with street with a new wood overhead garage door per Historic Preservation stamped plans dated 10/19/12. No other work permitted with this approval	Electrical only: Temporary wiring for hollday display on 2nd and third floors. No other work.	Electrical only: Monthly maintenance, No other work,	Interior and exterior: Tenant build-out for new tavern, including bar, bathrooms, prep area and storage area. Project includes remove of brick storefront mill and installation of new dark bronze anodized storefront with operable panels per Historic Preservation stamped piens dated 10/19/12.	Miscellaneous: Change of confractor from permit #100455106.	Miscellaneous: Reinstate Frankenplaza permil. No other work.	Reinstale Santa House permit. No other work.	New detached masorur garage al rear of property as per Landmark stamped plans dated 10/22/12. For façade facing Oakenwald, garage will be clad in 4" face brick as per plans. No change to existing side driveway and curb cut. No change to front house allowed with this parmit.	Change in plumbing contractors from permit #100427454	Burninsted channel letter sign for "Covo Gyro Markel" δ' x 2'-5" mounted to fial brick spandrel as per Landmark slamped plans daled 10/22/12.	Interfor alterations to existing office space on 28th Floor as per Landmark stamped plans dated 10/22/12. NO EXTERIOR WORK OR CHANGE TO WINDOWS ALLOWED WITH THIS PERMIT.
PRC Bute	Exterior and Interior	cal	cal	cal	cal	ca S	cal	23		cal	cal	Extenor and Interior	Peous	eous	snoet	New Construction Garage	snoa		
SHAIRINING.	Exlerior	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Exterior	Mechanical	Mechanical	Extenor	Miscellaneous	Miscellaneous	Miscellaneous	New Con Garage	Miscellaneous	Sign	Inlerior
Mars.	6	42	42	42	42	42	42	27	£	42	42	R.	42	42	42	4	4	-	42
Landmark/District	Amitage-Halsled District	Reid, Murdoch & Co. Building	Navy Pier	Navy Pier	Navy Pier	Navy Pier	860-880 N, Laka Shore Drive	Monigomary Ward	Old Town Triangle District	Marshall Field and Company Building	Marshall Field and Company Building	Logan Square Boulevards Disinct	Civic Opera House	Richard J. Daley Center	Richard J. Datey Center	North Kenwood	North Kenwaod District	Miwaukee Avenue District	Civic Opera House
Permit #	100450818	100463307	00463273	100463275	100463277	100463279	100463120	100463362	100463373	100463369	100463371	100456869	100463416	100463486	100463490	100463420	100463497	100456157	100460886
Address	2128 N. Haisled	325 N. LaSalle	600 E. Grand 1	600 E. Grand 1	600 E. Grand 1-	600 E. Grand 1:	880 N. Lake Shore 1		347 W. Menomonee 1	111 N. Stale 10	111 N. Slate 10	3143 W Logan 14	20 N. Wacker 10	50 W. Washington 10	50 W Washington 10	4525 S. Oakenwald 10	4056 S. Lake Park 10	1462 N. Milwaukee 10	20 N. Wacker 10
Rent	012-1684	2012-1685	2012-1686	2012-1687	2012-1688	2012-1689	2012-1690	2012-1691	2012-1892	2012-1693	2012-1694	2012-1695	2012-1696	2012-1697	2012-1698	2012-1899	2012-1700	2012-1701	2012-1702
Correc'd	10/18/2012 2012-1684	Ñ	Ñ	Ñ	Ñ	Ñ	Ñ	Ñ	Ñ	Ĭ.	2	Ñ	×	8	×	ম	20	×	×
Date rec'd	9/4/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/19/2012	10/22/2012	10/22/2012	10/22/2012	10/22/2012	10/22/2012	10/22/2012

	Approvat	10/22/2012	10/23/2012	10/24/2012	10/23/2012	10/23/2012	10/23/2012	10/23/2012	10/23/2012	10/23/2012	10/23/2012	10/24/2012	10/24/2012	10/24/2012
d normand Completions	China Carlotte Carlot	Repairs for laçade - new caulking, sealer, and concrete repairs as per Landmark stemped document dated 10/22/12 Pariching, caulking, and sealant to match existing materiats in cofor and teature. ND WINDOW REPLACEMENT ALL DWED WITH THIS PERMIT	Install 3 antenna masts as per Landmark stamped plans dated 10/23/12 mounted on rooftop of penthouse enclosure and following building standard,	Relocate existing 27" round plaques to adjacent columns - repair stone columns with epoxy where plaques are to be removed and use adhesive end tour birth mounted ettachmants to columns as per Landmark stamped plans dated 10/24/12	Interfors only Interfor attentions to the 14th floor of an existing office building for a new office per Historic Preservation stamped plans deted 10/23/12. No other work permitted.	Electrical monthly maintenance for September, 2012. No alber work to occur with this approval.	Scaffolding: Erect (3) H Lo modular swing stage scaffolds from 10/22/12 to 10/22/13. No other work,	Projecting sign for "Carhart" with metal taces and routed if tetters mounted only to side wall as per Landmark stamped plans dated 10/23/12,	Exterior : Replace decking on roof of rast garage. No change in size or location. No other work permitted. No plans were reviewed with this approval.	Reptace asphall shingle rooting with new architectural shingle rooting for main house and garage as per Landmark slamped document dated 10/23/12 - no change to historic root profiles, fascias, or exposed rafters allowed with this permit. No window replacement.	Scaffolding: Erect I pipe scaffold from $10/24/12$ to $10/24/12$. No other work permitted.	Dry grinding of masorny joints, care must be taken to avoid demaging masonry. Pointling mortar to match original in type, color end joint profile. Chaning of exclered facedes with water wash only (max. 200 psi pressure). No sarridisating, no chemical washing, no masorny repair or masonry replacement to occur with this approval.	Miscellaneous: Reinstale permit #100274881. No change in originatly approved scope of work: interior: Interior renovetion with structural work per Landmarks stamped plans deted 05/19/09. No window replacement or other work permitted with this approval.	Electrical wining - replacement of panel and circuits. No other work to occur with this approvel.
PRC Duta	and out													
Summer	- Commission	Street Street	Exterior	Sign	Menior	Mechanical	Scaffold	Sign	Extenor	Exterior	Scaffold	Environmental	Miscellaneous	Mechanical
Mined		14	N	452	42	7	32	42	£.	8	43	48	€	64
Landmark/District		Fining House Kow Disinct	R.R. Donnelley Plant	Historic Michigan Boulevard District	18M Buffding	Chicago Board of Trade Building	Shoreland Hotel	Haskell-Barker-Alwaler Bulldings	Mid-North Distnet	Villa District	Elk's Memorial	Riviera Motor Sales Co Building	mcCormick Double House	Matar Raw District
Permit a	100463604	100405381	100414119	100456174	100457555	100463634	100463670	100452553	100463701	100463744	100463775	Environmental	100463901	100463837
Address	500 S. Deschore		350 E. Cermak	122 S. Michigan	330 N, Wabash	141 W Jeckson	5454 S. Shore	18 S. Wabash	2023 N. Sedgwick	3600 N Avers		5942 N. Broadway		2012-1715 2239 S Michigan
Correcte Reva	2012.1703	0011-7107	10/23/2012 2012-1704	10/24/2012 2012-1705	2012-1706	2012-1707	2012-1708	10/23/2012 2012-1709	2012-1710	2012-1711	2012-1712	2012-1713	2012-1714	2012-1715
Date rec'd	10/22/2012		10/12/2011	10/1/2012	10/23/2012	10/23/2012	10/23/2012	10/17/2012	10/23/2012	10/23/2012	10/23/2012	16/24/2012	10/24/2012	10/24/2012

Approval	10/24/2012	10/24/2012	10/24/2012	10/24/2012	10/24/2012	10/24/2012	10/24/2012	10/23/2012	10/25/2012	10/25/2012	10/25/2012	10/25/2012	10/25/2012	10/25/2012
Approval Conditions	Electrical witing - minor alectrical repair, replacing cloth insulation wires, adding switches and receptacles - No other work to occur with this approval.	Installation of lamporary single 8,000 lbs hoist. No other work to occur with this approval.	Rahang/reswing axisling 6' high fron gate, raplace downspouts and gutters at near elevation, replace soffil and fascia at near elevation, instaff aluminum awnign at rear elevation, rapatce 3 windows at rear elevation, patch few holes between brick at rear of building (10 sf), erect 6' high wood fance (north and aast side) at rear of building, reparce varily cabinel. No window raplacement, masonry work, or other work to occur at front façade of the building.	Remove/replace existing interior finishes to include flooring, wall firm, painting and plumbing. No window/storefront replacement or other exterior with this approval.	Relocate existing 27" round plaques to adjacent columns - rapair stone columns with poosy where plaques are to be removed and use adhesive and four blind mounled attachments to columns as per Landmark stamped plans dated 10/24/12.	Electrical work - low voltage wining. No other work to occur with this approval	Electrical work - Install temporary generator to rapair existing generator. No other work to occur with this approval.	Electrical monthly maintenance for November 2012	Interior alterations to 4th froor as per Landmark stamped plans dated 10/25/12. New celfing soffil to be set back 1-6" from windows per plan. NO EXTERIOR WORK OR WINDOW REPLACEMENT ALLOWED WITH THIS PERMIT.	Extenor: Install one new entenna and relocate existing antenna on an existing roof top wireless communications site as per Landmarks stamped plans dated 10.25.12. No other work allowed.	Electrical low voltage work for Suita 150	Change plumbing contractor permit #100450077	Exterior and interior work: install 4 vinyl windows at next laçade only, install gutters and downspouts at rear only, install concrete stab at rear only; fuckpoint chimney, replace file tooffing, parge foundations on sides and rear facedes only, rapide interior floor and treads as per Landmark stamped document dated 10/26/12. NO CHANGE TO FRONT FAÇAOE, WINDOWS, SOORS, STAIRRAILINGS, OR CORNICE ALLOWED	Erect and operate 2 nding devices: simulated elevator nda and lipping floor nda
PRC Date			_											13/4/2004
Summurp	Mechanical	Exlerior	Exlerior and Interior	Interior	ยลูเร	Machanical	Mechanical	Mechanical	Inlarior	Extenor	Mechanical	Miscellaneous	Exterior and Interior	Miscellaneous
Ward	\$ 2	'n	Ф	N	₹	42	27	42	8	\$	64	42	м	42
	Washington Squara Oistrici Extension	Shoreland Hotal	Pulman Oistrici	Historic Michigan Boulevard District	Historic Michigan Boulavard District	IBM Building	Montgomery Ward & Co. Catalog House	Historic Michigan Boulevard Onstitol	Historic Michigan Boulevard Orstrict	Gaga Group	Printing House Row Oistnot	Civic Opera House	Calumel-Giles-Prama District	Navy Pier
Permit #	100463478	100453638	100463193	100463966	100456173	100442746	100463556	100463728	100448324	100454683	100464104	100464133	100464166	13868
Address	1029 N, Dearborn	5454 S. Shore	10549 S., Corliss	332 S. Michigan	122 S. Michigan	330 N. Wabash	600 W. Chicago	200 S. Michigan	720 S. Michigan	18 S. Michigan	780 S. Federal	20 N Wacker	3353 S. Gilas	600 E. Grand
wrec'd Rev#	2012-1716	2012-1717	2012-1718	2012-1719	10/24/2012 2012-1720	2012-1721	2012:1722	2012-1723	10/23/2012 2012-1724	10/25/2012 2012-1725	2012-1726	2012-1727	2012-1728	2012-1729
Date rec'd Correc'd Rev#	10/24/2012	10/24/2012	10/24/2012	~	10/1/2012 10.	10/24/2012	10/24/2012	10/23/2012	8/20/2012 10/	9/12/2012 10/	10/25/2012	10/25/2012	10/25/2012	10/25/2012

Approval	10/26/2012	10/26/2012	10/26/2012	10/26/2012	10/26/2012	f0/26/2012	10/26/2012	10/27/2012	10/26/2012	10/26/2012	10/26/2012	10/26/2012
PRC Date Approval Conditions	Change of electrical contractor. No other work to occur with this approval.	Miscellaneous.Add plumber to permit #100428004, No other changes,	Miscellaneous: Change in electrical contractor from permit #100450077.	Electrical only: Low voltage communications cabiting. ND other work permitted	Miscellaneous Change general contractor from permif #100377638 No change in scope.	Interiors only: Replace existing 27 interior doors with frames and new MOF interior doors and hardware, all work same as existing. No extenor work permitted with this approval.	New Construction: Rear garage for a mid-block property, $18^\circ \times 26^\circ$. No other work permitted	Miscellaneous: Change in plumbing contractor from permit #100431528. No change in scope.	Repeir to existing rear porch and construction of new rear porch/stair as per Landmark stamped plans deted 10/26/12. NO CHANGE TO FRONT FAÇADE WINDOWS, DOORS, ROOFLINE, STARS/RAILINGS.	Extenor: New 32' long masonry watt, 5'10" high along interor lot line in raer per Historic Preservation stamped plens dated 10/26/12. No other work permitted,	Inferior and exterior. Interior afteretion work within existing unit 1408 to provide a new rolei noom with favelory and water close and a staff area alcove with couler top and hand sink per Historic Preservation stamped plans debed 10/26/12. Project Includes insertion of window vent above upper window sash, matching window color. No removal of windows permitted.	Electrical only. Wiring to booths on plaza, No other work.
PRC Date	9/4/2003			3/6/2008				10/6/2011			_	9/1/2005
Summary	Mechanical	Miscellaneous	Miscelleneous	Mechanical	Miscallaneous	Interior	New Construction: Garage	Miscelleneous	Exterior	Exterior	Exterior and Interior	Mechanical
Ward	42	42	42	42	2	6.9	4	32	-	38	42	42
Landmark/District	Chicago Theater	Old Oearbom Benk Building	Civic Opera House	BM Building	Calumet-Giles-Prairie Oistrict	Asfor Street District	Oakland Ostrici	Wicker Park District	East Village Oistnot	Ukramian VIIIage District Extension	Jewelers Row District	Richard J. Daley Center
Permit#	100464025	100464326	100464148	100464243	100464347	100464383	100464374	100464387	100452388	100457670	100458709	100464408
Addition	175 N. State	203 N, Wabash	20 N. Wacker	330 N. Wabash	3138 S. Calumel	1260 N. Astor	3961 S. Drexel	1238 N Hoyne	1038 N. Wood	2258 W Iowa	111 N. Wabash	50 W Washington
	2012-1730	2012-1731	2012-1732	2012-1733	2012-1734	2012-1735	2012-1738	2012-1737	2012:1738	2012-1739	2012-1740	2012-1741
Date rec'd Correc's												
Date rec'd	10/26/2012	10/26/2012	10/26/2012	10/26/2012	10/26/2012	10/26/2012	10/26/2012	10/27/2012	10/26/2012	10/26/2012	10/26/2012	10/26/2012

PERMIT REVIEW COMMITTEE REPORT TO COMMISSION ON CHICAGO LANDMARKS November 1, 2012

The Permit Review Committee (PRC) met on October 4, 2012, at 1:20 p.m. The meeting was held at 121 N. LaSalle, Room 201-A.

Present: Ernest Wong, Chair

John Baird

James Houlihan (left at 2:20 p.m.)

Tony Hu

Mary Ann Smith

Staff: Eleanor Gorski, Assistant Commissioner, Historic Preservation Division, Bureau

of Planning and Zoning, Department of Housing and Economic Development

Dijana Cuvalo Cindy Roubik Larry Shure

The following projects were reviewed by the PRC:

1. 1060 W. Addison

(Wrigley Field - 44th Ward)

Proposal: Proposed relocation of the existing brick wall behind home plate,

installation of new seats, and construction of two high voltage electrical vaults within the existing steel trusses at the roof level over the grandstand

seats.

Action: Approved 4-1 (Commissioner Smith against) with the following

conditions:

1. As proposed, brick and the stone cap will be salvaged from the existing wall and used to reconstruct the new wall behind home plate. The masonry joint widths, mortar color, and profiles shall match the existing wall:

- 2. The concrete cap portion of the removable wall section, meant to match the limestone courses of the existing wall, shall incorporate scored joints and shall have an integral color with a smooth finish to match the color, joint pattern, color, texture, and finish of the limestone of the existing wall. Historic Preservation staff may request a color sample of the concrete for its review and approval;
- 3. The electrical vault cladding and wall arch infill shall match the color, texture and details of the historic metal panels below, subject to Historic Preservation staff review and approval;

- 4. The four proposed ventilation grills shall be painted to match the adjacent materials; and,
- 5. The roof decks and railings atop the electrical vaults are approved as proposed. These rooftop areas shall not be considered a precedent for additional rooftop veranda proposals, which must also address visibility and preservation of the roof profile and structure.

2. 520 N. Michigan

(McGraw-Hill Building – 42nd Ward)

Proposal: Proposed relocation of four Gwen Lux panels displayed in the Grand

Avenue Atrium to the Rush Street enclosed bridge.

Action: Approved unanimously with the following condition:

Informational/interpretative plaques about the panels shall be designed and installed by the owner with the panels in their new location by the end of 2012 and the design and mounting locations of the plaques shall be reviewed and approved by the Historic Preservation staff prior to their order and installation.

3. 77 S. Dearborn

(Inland Steel Building - 42nd Ward)

Proposal: Proposed build-out within the ground-floor commercial space for café

use including two new sets of exterior doors, two new louvers, and new

signs.

Action: Approved unanimously with the following conditions:

- The new mullions and doors shall be stainless steel to match the
 existing mullion system and should match the existing shape, size, and
 dimensions as much as possible. Existing and proposed mullion and
 door details shall be included in the permit plans. Any new glass shall
 match the existing glass in color and appearance. Samples to be
 reviewed and approved by Historic Preservation staff prior to order
 and installation;
- The two new louvers, required to meet ventilation code and located on the east façade, should be architectural louvers with narrow lines finished in stainless steel or factory painted with a grey color. Product specification shall be reviewed and approved as part of the permit application;
- 3. The proposed interior build-out, incorporating a new "box" of partial height partitions to shield a commercial kitchen, is approved in general size and location as submitted with the interior partitions set back from

the exterior storefronts and with the new ceiling, which spans only portions of the box, at 3'-1" below the original luminous ceiling; and,

4. The new signs, proposed to be set back from the inside face of the glass, shall be clad in metal faces with lit letters and logo. Attachment details shall be included with the permit plans and all conduit and transformer boxes shall be concealed.

4. 330 N. Wabash

(IBM Building - 42nd Ward)

Proposal: Proposed installation of a partial-height self-supporting clear glass

dividing partition in the north elevator lobby.

Action: Approved unanimously as submitted.

5. 1732 N. Hudson

(Old Town Triangle District – 43rd Ward)

Proposal: Proposed conversion of the existing 3-unit residential building into a 2-

unit residential building including a rear addition and exterior and

interior alterations.

Action: Approved unanimously with the following conditions:

- The plans shall be revised to retain the east (front) wall of the historic side bay in its current configuration. The west wall of the bay may be removed and the bay extended to the rear to accommodate the proposed interior stair;
- 2. Report and drawings by a licensed structural engineer addressing how the exterior walls and roof should be supported, braced and protected, in-situ, during the demolition of the interior structure and the excavation and construction of the new addition, shall be included on the permit plans. The report should include recommended measures and sequencing plan;
- 3. As proposed, non-historic siding shall be removed from all elevations of the existing building. Upon removal of the non-historic siding, Historic Preservation staff shall review the condition of the historic wood siding. Historic siding shall be retained and be repaired, wherever possible. Areas beyond repair may be replaced with new wood siding to match the historic siding in size and profile. Removal and replacement of siding shall occur in phases, elevation by elevation. Details of the existing and proposed siding shall be reviewed and approved by Historic Preservation staff as part of the permit application;
- 4. Window and door openings on the east (front) façade shall match historic sizes and locations based on any physical evidence uncovered

- after the removal of non-historic siding. Door details shall be included on the permit plans;
- 5. Details of new trim and window surrounds shall be based on any physical evidence that may be uncovered after the removal of nonhistoric siding. Should no evidence be found, the design of these elements may be based on similar historic properties in the district, as proposed. Details of the trim and window surrounds shall be included on the permit plans;
- 6. As proposed, the existing 1st floor masonry shall be repointed and cleaned and the masonry for the rear addition shall match the existing in size, color, and finish. Pointing mortar shall match original in type, color and joint profile. Masonry cleaning specifications and sample of new brick shall be reviewed prior to permit approval;
- As proposed, existing windows shall be replaced with new doublehung clad-wood windows. Details of the existing and proposed windows shall be included with the permit plans; and,
- The project as proposed would require a zoning adjustment and/or variation, and the Commission takes no position regarding any requested adjustment/variance relative to the zoning code requirements.

6. 3211 S. Calumet

(Calumet-Giles-Prairie District – 2nd Ward)

Proposal: Proposed new construction of a 2½-story masonry single-family

residence and detached garage with a roof deck.

Action: Approved unanimously with the following conditions:

- 1. The proposed standard-sized face brick, "Medium Ironspot 46 Smooth" by Endicott Clay Products shall be installed on the front façade and 10' wrap on the north and south elevations of the main building. This same brick shall be installed on the east (S. King Drive) elevation of the garage with a 3' wrap on the north and south elevations. The proposed utility-sized brick, "Plum Colored Iron Spot," by Sioux City Brick and Tile is approved for the remaining elevations of the main building and the garage. The mortar color of the face brick shall be a color similar to the brick and shall be subject to staff review and approval;
- The east (S. King Drive) elevation of the garage shall be modified to incorporate architectural detailing to break up the large expanse of the flat brick wall and the garage door shall be a paneled design. Revised elevations and details shall be submitted with the permit application; and,

3. The proposed concrete stairs shall be integrally colored to match the proposed limestone. Enlarged details of the proposed stair railing shall be submitted with the permit application.

7. **2946 W. Armitage**

(Logan Square Boulevards District – 35th Ward)

Proposal: Proposed 1-story additions to existing non-contributing 1-story

commercial building and elimination of existing curb-cut.

Action: The Committee voted a tie, 2-2 (Commissioners Smith and Wong against).

The project was not approved.

8. 1958 W. North

(Milwaukee Avenue District – 32nd Ward)

Proposal: Installation of 20'-long x 15'-tall sign on the North Avenue façade at the

third-floor of an existing 3-story corner building.

Action: The Committee unanimously adopted the following findings and preliminarily disapproved the application:

A) Find that, pursuant to the Milwaukee Avenue Designation Ordinance designating the Milwaukee Avenue District a Chicago Landmark on April 9, 2008, the significant historical and architectural features of the district are identified as all exterior elevations, including rooflines, visible from the public rights-of-way; and,

B) Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the proposed sign would not meet the Commission's guidelines, standards, and criteria because the sign would adversely effect, obscure, and damage significant historical and architectural features of the building and the district.

As Mr. Cho indicated at the meeting, he will be withdrawing the permit application and will look at other signage options with Cindy Roubik of our staff. The withdrawal of the permit application needs to occur immediately. Otherwise, pursuant to Section 2-120-790 of the Municipal Code of Chicago, within ten days of receiving notice of preliminary disapproval the applicant may request in writing an informal conference to further discuss and reach an accord regarding the application. If the Commission does not timely receive a written request to hold an informal conference, a public hearing on the sign application must be held and concluded within 90 days after the Commission has preliminarily disapproved the permit, pursuant to Section 2-120-800 of the Municipal Code of Chicago.

COMMISSION ON CHICAGO LANDMARKS 2013 SCHEDULE OF REGULAR COMMISSION MEETINGS

Thursday, January 10, 2013

Thursday, February 7, 2013

Thursday, March 7, 2013

Thursday, April 4, 2013

Thursday, May 2, 2013

Thursday, June 6, 2013

Thursday, July 11, 2013

Thursday, August 1, 2013

Thursday, September 5, 2013

Thursday, October 3, 2013

Thursday, November 7, 2013

Thursday, December 5, 2013

Meetings are held in City Hall, 121 N. LaSalle St., Room 201-A (2nd Floor) and begin at 12:45 PM.

Permit Review Committee - 2013 Submittal Schedule

The below chart sets for the submittal deadlines for an applicant's permit review documentation and the meeting dates for the Permit Review Committee. These dates are accurate as of the date of the publication of this document. Please check the Commission's website for any updates to this chart.

Submittal Deadline	Permit Review Committee Meeting Date
Friday, November 16	December 6, 2012
Friday, December 14	January 10
Friday, January 18	February 7
Friday, February 15	March 7
Friday, March 15	April 4
Friday, April 12	May 2
Friday, May 17	June 6
Friday, June 21	July 11
Friday, July 12	August 1
Friday, August 16	September 5
Friday, September 13	October 3
Friday, October 18	November 7
Friday, November 15	December 5
Friday, December 13	January 2014 (TBD)

Submittal Deadlines

Submission by the above deadlines does not guarantee that a project will be placed on the Permit Review Committee agenda for a particular meeting date. Placement on the agenda is at the discretion of Commission staff and depends on the receipt of a **complete** submittal package and agenda availability for the particular meeting.

Community Review

In the interest of greater public awareness regarding proposed projects that will be reviewed by the Permit Review Committee, the Commission encourages applicants to provide the applicable local community group with information about the project in advance of the scheduled Permit Review Committee meeting. Applicants may obtain the name and contact information for the applicable local community group from Commission staff. The community groups and other interested entities and individuals are welcome to submit written comments to the Permit Review Committee prior to the applicable meeting and to attend the meetings.

PRELIMINARY SUMMARY OF INFORMATION

SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS IN NOVEMBER 2012

(FORMER) PRENTICE WOMEN'S HOSPITAL 333 E. Superior St.

DATE OF CONSTRUCTION: 1972-75

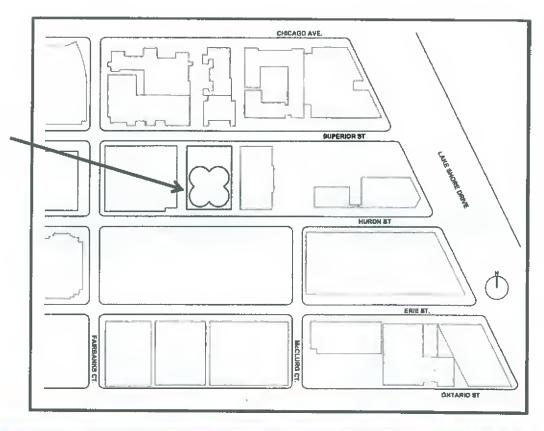
ARCHITECT: BERTRAND GOLDBERG ASSOCIATES

The (Former) Prentice Women's Hospital is a boldly sculptural building completed in 1975. Its cloverleaf-shaped thin-shell concrete tower is cantilevered from a single core column, an unusual structural solution that is, if not unique, exceptional in the history of structural engineering. Poured concrete appealed to modernist architects for its ability to be shaped into an almost limitless range of forms, and stylistically Prentice occupies an important place within a group of expressive concrete structures from the modern movement in architecture.

Prentice was designed by Bertrand Goldberg, a Chicago architect and engineer who rejected the rigid glass-box that had become the dominant form of modern architecture. In its place he embraced new forms, especially circular ones, that he believed were better suited for human activity. He is best-known as the architect of Marina City, a successful mixed-use development combining living, work and recreational spaces that has become one of Chicago's most iconic structures. While he emphasized the human aspect of architecture, Goldberg also had a keen understanding of building materials, especially concrete, and he continually explored new ways of using it as both the form and structure of his buildings.

Goldberg was an early adopter of computer technology within the architectural profession, and during the design of Prentice he modified software then in use by the aeronautical industry to design the building's unprecedented cantilevered structure. Prentice is one of the first tall structures designed using computer analysis, and the computational method used to create it is now

(Former) Prentice Women's Hospital 333 E. Superior St.



Located in the Streeterville neighborhood, the (Former) Prentice Women's Hospital is located approximately onequarter mile east of Michigan Avenue and onethird mile west of Lake Michigan. The building was designed by Chicago architect and engineer Bertrand Goldberg, one of the more individual figures within the modern movement in architecture. To provide a flexible, column-free interior, the thin-shell concrete bed tower is carried on arches cantilevered from a single core superstructure, a rare and possibly unique structural solution that is clearly visible on the building's exterior and defines the building's overall appearance.



an essential tool in architectural and structural design.

Hospital architecture was one of Goldberg's lifelong preoccupations, and he felt that Prentice was the pinnacle of his achievements with this complex building type. In Prentice's bed tower the distinct clover-shaped floor plan clustered new mothers, babies and nurses in what Goldberg called "quiet villages" of care. Compared to the long corridors of typical hospital design, the plan eliminated inefficiencies and supported the vision for Prentice as an innovative maternity hospital. Through its design and history of progressive medical care, Prentice exemplifies the historic importance of medical institutions to Chicago.

HISTORY OF CHICAGO HOSPITALS

The history of hospitals in Chicago is part of the larger history of medicine in the United States which was marked by advances in scientific knowledge, professionalism and well-designed and equipped hospital buildings. In 1866, the first Cook County Hospital was established. Rebuilt first in 1875-76 and later in the 1910s, Cook County Hospital with its thousands of patients served annually attracted a wide range of physicians, educators and students seeking experience with a broad range of medical conditions. Soon Cook County Hospital became a center for advanced medicine, and a phalanx of corollary institutions rose in its proximity, including the University of Illinois' College of Physicians and Surgeons. In the twentieth century, Northwestern emerged as another prominent university-affiliated teaching hospital on Chicago's Near North Side.

Prentice may be understood within broader trends in American medicine in the twentieth century. In 1946, the U.S. Congress passed the Hill-Burton Bill which provided \$4 billion for hospital construction between 1946 and 1975. During the same period more Americans were participating in commercial health insurance programs which led to a greater demand for healthcare services. And in 1965, Lyndon Johnson successfully pushed forward his Great Society programs, which included Medicaid and Medicare programs. These public and private insurance programs unleashed a huge demand for hospital beds and led to the closure of smaller hospitals and encouraged the construction of larger hospital campuses in the 1970s, a pattern of expansionism in the American health-care system illustrated by the construction of Prentice at Northwestern's hospital campus.

Hospital architecture in the postwar era became increasingly more complex in order to contain a growing number of medical specialties and new diagnostic technologies. At the same time, the progressive movement of the mid-1960s led to an increased interest in "patient-centered care"—a more questioning attitude towards hospital care and one that demanded recognition for the patient as a complete human being—which was the treatment approach at the Prentice Women's Hospital.

Propelled by these progressive ideas in hospital design, new trends in architectural aesthetics, and the increasing formal freedom enabled by developments in building technology, health care facilities in the 1960s and 1970s dramatically changed shape, abandoning for the first time the massive, rectilinear plans that had existed in some form for the entire history of the modern hos-

pital. Round nursing towers began to appear in the mid-1960s with the purpose of centralizing caregivers in the middle of patient groups. Some of the earliest examples of this new hospital type show round towers placed next to the rectilinear building masses that held administrative, surgical, and emergency facilities, with a hallway connecting the two building sections.

Goldberg's 1967 hospital in Elgin and his first design for Prentice were both similar to these simple drum-and-box formal combinations, but he was driven to continue to refine this approach in order to better serve both the needs of patients and hospital administrators. The problem of how to integrate round nursing towers with the main body of the hospital was key; while isolating nursing care in round towers ensured a calm environment for recovering patients, this approach risked creating a disconnect between recovery spaces and treatment and surgical facilities. Goldberg's placement of Prentice's nursing tower directly on top of its multi-use base with a shared elevator core balanced the quiet of patient bedrooms and quick access to treatment.

In Chicago there were no other hospitals similar to Prentice architecturally. The Rehabilitation Institute of Chicago provides a striking counterpoint since it was built at the same time as Prentice (1971 – 1975) and is immediately adjacent to it. Designed by Gene Summers, a former IIT student working at C.F. Murphy & Associates, it is the quintessential glass-and-steel box of the International Style, the very hospital design that progressive hospital architects and healthcare professionals questioned. Although architecturally admired, patients and doctors at the time of the Rehabilitation Institute's construction puzzled over its resemblance to an office tower.

On a national level, the (Former) Prentice Women's Hospital was considered exemplary of the new direction in hospital design. It was featured on the cover of the March 1976 issue of Modern Healthcare Magazine, and in "Caring & Curing", the 1977 Encyclopedia Britannica's entry on hospital architecture. In that encyclopedia entry, the current state of hospital design and patient care was illustrated by Prentice, which was praised for taking advantage of technology and non-rectilinear shapes to provide improved care and patient experience.

Trends in hospital architecture have continued to progress rapidly since Prentice was constructed. Hospitals have sustained extremely rapid rates of obsolescence and are often extensively renovated or decommissioned only a few years after their completion. Although Prentice has experienced a similar fate, it should be noted that the innovative "lobed" plan of its tower floors has remained relevant, re-appearing in Perkins + Will's Rush Medical Center building on Chicago's West Side, completed in 2012.

BUILDING DESIGN AND CONSTRUCTION

Planning for Prentice Women's Hospital

The (Former) Prentice Women's Hospital was originally conceived as the Women's Hospital and Maternity Center of the larger Northwestern Memorial Hospital. Northwestern Memorial traces its origins back to two early Chicago hospitals: the Passavant and Wesley hospitals, founded in 1865 and 1888 respectively. By the early-twentieth century both of these institutions became affiliated with Northwestern University's medical school and began a period of

expansion. In the mid-1920s Passavant opened a new 325-bed facility at 303 East Superior Street. Wesley followed in 1941, building its "Cathedral of Healing" at 250 East Superior. By the 1960s the two hospitals were sharing services, and in 1972 Passavant and Wesley formally consolidated into one institution, Northwestern Memorial Hospital. With 1,000 beds, the new hospital campus immediately became one of the largest university teaching hospital in the Midwest.

In 1968, prior to consolidation, Passavant and Wesley began to plan a new Women's Hospital and Maternity Center which would eliminate duplication of services between the two institutions. The vision of the new hospital was to provide comprehensive care for women, infants, and the expectant mother in a new type of specialized medical facility. The new institution was named Prentice Hospital in 1973 for John Rockefeller and Abbie Cantrill Prentice, major benefactors with a special interest in women's health. Prentice would be staffed by the Department of Obstetrics and Gynecology at Northwestern University Medical School. In addition, it would provide a hospital base for the Chicago Maternity Center, a medical charity founded in 1895 that had historically helped underprivileged mothers safely deliver their babies at home.

The Chicago Maternity Center's progressive, patient-focused approach to women's health and childbirth likely influenced the treatment philosophy at Prentice which was touted as "family-centered maternity care." Prentice's promotional materials boasted that "having a baby at Prentice is – as far as possible – a family event," undertaken in an environment approximating the home. Fathers were encouraged to be present during labor and delivery and families had free access to their newborns during recovery. These now-common practices were advanced when Prentice was built and reflect the broader trend in medicine in the 1970s to treat patients as whole persons, not just their medical condition.

The vision for Prentice also reflected a broader trend towards increased specialization in all fields of medicine, including obstetrics and gynecology. Dr. John Sciarra, M.D., the first Chief of Staff at Prentice, observed that during the nineteenth and early-twentieth centuries maternity hospitals were separated from general hospital populations to reduce the risk of infection. As hospitals grew larger and antibiotics improved in the postwar era, maternity hospitals began to be absorbed back into larger medical centers. Continued advances in the areas of blood transfusion and anesthesia greatly reduced rates of maternal mortality during childbirth, allowing medicine to focus on other factors which lead to a healthy mother and baby. The subsequent increase in complexity and technology of obstetrics and gynecology made specialized hospitals like Prentice necessary by the late 1960s.

On July 3, 1969, Bertrand Goldberg Associates was commissioned to design Prentice, yet historical records provide little insight on how Goldberg was chosen for the job. It is known that Goldberg designed a prototype neighborhood maternity clinic for Dr. Beatrice Tucker of the Chicago Maternity Center; however the prototype never made it off the drawing board and it is unclear if Goldberg's connection with Dr. Tucker led to the Prentice commission. What is certain is that Goldberg was an accomplished hospital architect. His first hospital, the Elgin State Psychiatric Hospital, was completed in 1967, and he was engaged in master planning of medical campuses at Harvard and at the State University of New York in Stony Brook when he was commissioned to design Prentice. And, compared to others in his field, Goldberg was a rare

architect willing to take on hospital design with the inherent complexity and restraints of that building type.

The new hospital was to provide facilities for patient care, research and medical education, yet the more detailed brief provided to Goldberg by Northwestern reveals the magnitude of the design task. In addition to patient beds, the hospital would need spaces for dietary, pathology, data processing, sterile supplies, blood bank, research labs, radiology, laundry, pharmacy, emergency, medical records, parking, teaching, and animal quarters. A maximum annual capacity of 6,000 deliveries, 3,000 gynecological operations, and 33,000 outpatient visits were to be provided for.

At some point after the original commission, but before Goldberg arrived at the final design for the building, the hospital requested that facilities be added to accommodate the Northwestern Institute of Psychiatry. Historical records are not clear about how the building was divided between Prentice and the Psychiatric Institute during its lifetime. For example, a 1971 cross-section drawing of the building indicates that the psychiatric institute occupied three of the seven bed tower floors, though other records indicate that psychiatric care was limited to outpatient clinics at the base portion of the building. It is known that when the building was last occupied, the bed tower included inpatient floors of Northwestern's Stone Institute of Psychiatry.

The Design Process

Goldberg began designing Prentice in 1969 and the hospital went through several iterations before arriving at its final form in 1971. The process is recorded in a series of renderings and models which survive. One preliminary plan (figure a.) conceived of the building as a bundle of concrete tubes, though this was apparently rejected by the hospital as too radical; at least some portion of the building had to be rectilinear for the hospital's needs. Therefore most of the iterations display Goldberg's signature arrangement of a circular bed tower over a rectangular base. A design from 1969 (figure b.) resembles Goldberg's earlier design for the Elgin hospital as a drum-shaped, curtain-walled tower, raised on columns that descend through the middle of a one-story base building. A third design (figure c.) is a model dating to around 1970 showing a rectilinear glass-curtain-walled base of about four stories topped with four concrete towers, each carried on a single column. A rendering of this design was published in the Chicago Daily News on April 23, 1970, that announced the new hospital to Chicago. A nearly final rendering (figure d.) shows a ten-story bed tower nearly identical to Prentice as-built, however in its final realization (figure e.) the height of the tower was reduced to seven-stories.

The design process for Prentice is marked by two important themes. The first is the hospital's interest in creating a new type of maternity hospital that placed women and their families at the center of care. Goldberg, who believed "that spatial design can enhance medical care relationships and make the art of healing the patient more effective," was well suited to the hospital's goals. The second theme relates to the building's innovative structure and how Goldberg used new computer analyses to arrive at the exceptional design.

Family-Centered Care

Typical hospital wards of the period were characterized by long corridors loaded with rectangular rooms on each side. Long, straight hallways added travel time between patients and nursing



Figure a.

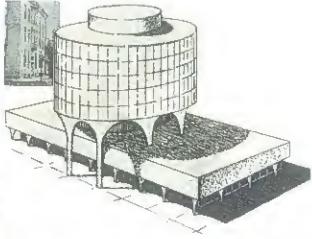


Figure b.



Figure c.



Figure d.

Chappen , Honele PATIENT GED TOWER 0 0 0 9 09 0 0 @ C 01 0 0 00 **ा** क्षेत्रकारा

Figure e.

Renderings for early design studies for Prentice reflect what Goldberg later described as "the working over and over-the refinement, the wringing out of ideas, the throwing away" that must occur in design. He credited Josef Albers' course at the Bauhaus for this discipline.

The drawing (Figure e.) combines an elevation and section of the building as completed in 1975.

stations, resulting in delays in care. Visitors, doctors, and nurses forced to walk up and down halls were a constant disturbance to patients attempting to rest in the rooms lining their path.

In response to the inefficiency of linear hospital wards, Goldberg employed a circular plan for many of his hospital designs, including Prentice. Each floor of the cloverleaf bed tower consists of four lobes which each contains what Goldberg called a "care cluster" or "quiet village". Each cluster included seven patient bedrooms, two single rooms and five double rooms accommodating a total of twelve patients. Rather than placing babies in separate wards, the nurseries at Prentice are located at the center of each cluster, permitting the mother to have access to the baby, or visitors to view the baby, at all times. Two nursing stations were located at the center of each floor with each station placed to serve two clusters. The plan allowed nurses to maintain visual contact with their patients, and easily reach them when necessary. The close proximity between caregivers and new mothers also reduced foot traffic, creating a quieter, more peaceful atmosphere. As the number of patients fluctuated, a lobe could be temporarily closed during periods of low occupancy allowing for more efficient use of space. At Prentice's dedication ceremonies, Goldberg claimed that the "the bed tower has replaced the anonymity of the long hospital corridor with a promise of a community for care. The structure clearly shows that each floor provides four clusters of increased, intimate concern between the patient and the physician or nurse."

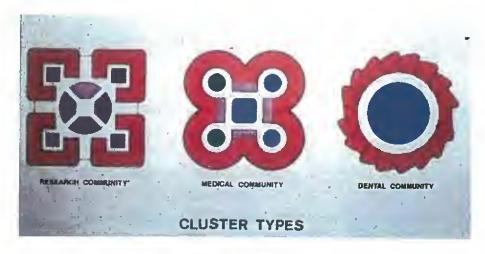
Computer-Assisted Design

The second important theme of Prentice's design process was the role that the electronic digital computer played in its realization. Goldberg was an early adopter of the computer, and criticized the architectural profession for its slowness in recognizing the potential of the new technology: "other industries now are using the machine to do things man cannot. But the building industry is stuck in the Victorian period in which an industrially-produced unit is fabricated in some segmental form of infinite length, chopped up into useful pieces, and combined by hand."

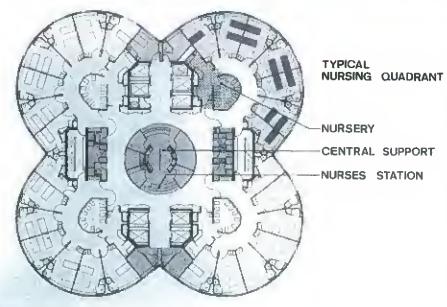
In the preliminary designs for Prentice, Goldberg struggled with the structural challenge posed by supporting a circular building above a square one. He wrote that "the pattern of columns to support the circular floor did not align vertically with the columns that support the square building below. If unresolved, the square base building would contain a confusion of both its own column system and that of the circular patient rooms above." He resolved this conflict by cantilevering the thin concrete shell of the circular bed tower from a single core column that contained the elevators and stairwells shared by both buildings. This structural solution was rare if not unique at the time of construction and it would have been impossible without the computer.

Goldberg used a computational tool known as finite element analysis to design Prentice's structure, and the building is one of the first tall structures designed using this method, a technique now universally used in the design of all large structures. Finite element analysis emerged during World War II as a method for designing ships and aircraft. Unlike traditional post-and-beam structures where load paths can be easily calculated, the curved shapes of airplane fuse-lages and ship hulls were far more complex.

In the simplest terms, finite element analysis draws a grid or mesh over a curved structure, dividing into smaller parts (finite elements) and calculating compressive and tensile forces at each



Goldberg insisted that human activity tended to occur in groups, or clusters, which were ili-served by linear or boxy architectural spaces. This theory ied him to develop what he called "care-cluster" floor plans for his hospitals. His archive at the Art institute of Chicago includes the three renderings at right for how the cluster plan might be applied to a range of healthcare communities including research (left), medical (middle) and dental communities (right).



The plan of a typical bed tower floor at Prentice (left) showing its four care clusters. Patient bedrooms are arranged around the perimeter wall with nursing stations located at the center of the floor. Nurseries, rendered here with small bassinets, are located between the patient rooms and nursing stations. The plan reflects Goldberg's vision of a hospital being "a very intricate set of many sub-organizations. You might call these medical 'neighborhoods' within the thing called a hospital. We are no longer talking about the hospital as a building, but as a set of social and functional relationships."

TYPICAL BED TOWER FLOOR PLAN

0 b 10 70 km 40



The photograph of a threedimensional model of Prentice (left) highlighting the sightlines into two patient rooms simultaneously from a single vantage point, clearly illustrating the advantages the Prentice plan offered nursing staff. point in the grid. The benefit of the method is that it creates stiff and lightweight structures with minimal material (i.e. weight for airplanes) and cost. The downside is that it requires an enormous amount of time-consuming calculations, which prior to the computer were done by hand with slide rules. The emergence of high-speed electronic computing in the 1960s drastically reduced the time needed to complete the calculations required by finite element analysis.

When Goldberg began work on Prentice, digital computers were still in their infancy, but his firm and another large architectural firm, Skidmore, Owings and Merrill, were early adopters of the new technology in the architectural field. Goldberg and his chief structural engineer, Ludwig Stainer, worked with a sister company called Computer Service Incorporated which Goldberg also owned. Two engineers there, Mike Eiben and Mickey Gerardi, modified software used to design airplane wings, and used it conduct finite element analysis on Prentice's tower by modeling it as a three-dimensional mesh. The resulting combination of a lightweight concrete shell and a cantilever remains complex by present day engineering standards. In a 1974 interview Goldberg noted that "the ability to cantilever the structural shell off a function which was common to both the base and superstructure, namely the stairs and elevators, gave us a new flexibility and freedom which we had never previously been able to achieve. The cantilevered shell is a real breakthrough in engineering . . . It works well and I think it will look damn exciting."

Building Description

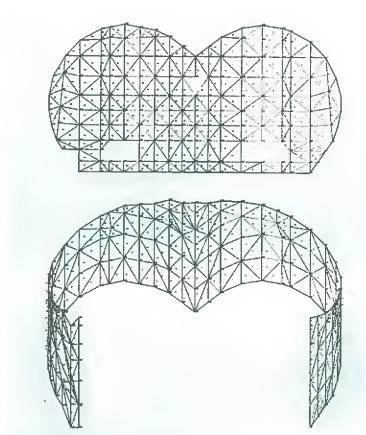
The (Former) Prentice Women's Hospital is organized in two distinct parts with clearly separate forms. The base is a conventional, rectangular five-story building with a reinforced-concrete post-and-beam structure. Cantilevered above it is the dramatic cloverleaf bed tower, a seven-story thin-shell reinforced concrete structure with a striated surface. Floor space containing mechanical equipment is located in the superstructure between the tower and the base building.

This concrete superstructure also contains the elevator and stairwell core which connect both parts of the building, and serves as the primary structural support for the bed tower. The exterior walls of the tower transfer their weight down to four arch-shaped wall sections which are cantilevered 48 feet away from the central core. These arches in turn transfer the load of the tower to the central core and from there down to the building's caisson foundation. While most of the concrete at Prentice is reinforced with steel bar, post-tensioning cables were added at the transfer arches to enhance their strength. Secondary structural supports for the tower include its interior floors which act as diaphragms to resist lateral wind loading.

The five-story (originally built as four stories) rectangular base building is primarily clad in an opaque metal curtain wall with intermittent bronze-tinted windows. At street level, the first floor of the building is recessed and clad in clear glass. The main entrance is located at the south elevation facing Huron Street, with a secondary entrance at the north elevation facing Superior Street. Loading zones and service entrances are located at the east and west facades. The base originally housed functions of both the Prentice Women's Hospital and the Norman & Ida Stone Institute of Psychiatry. The base building's open floor plan accommodated the hospital's treatment spaces, outpatient clinics and labs. This portion of the building was designed with ultimate flexibility in mind, with few structural walls and columns to allow for future reconfiguration.



Prentice was designed using an IBM 1130 computer, not a desktop but rather a desk-sized computer with 8 KB of memory intriduced by IBM in 1965. It was designed for smaller engineering offices and could be rented for \$1,000 a month or purchased for \$32,000.



COMPUTER STRESS ANALYSIS DIAGRAM

Prentice was one of the earliest tall structures designed with the aid of computer technology. The computer-generated drawing above depicts half of a floor plan and a three-dimensional model of a section of the bed tower's exterior wall. The analysis of the structure as a grid of finite elements was a technique Goldberg adapted from aeronautical design.



In addition to being innovative, Prentice's structure is inseparable from the building's visual interest, as depicted in the detail of the 48foot arches at right. The weight of the tower is transferred to these arches which in turn carry the load to the central core which is revealed by the flat wall surfaces behind the arches. The core transfers the load down to the building's calsson foundations.

In plan, the seven-story bed tower consists of four overlapping circles, or a cloverleaf shape. Each leaf, or lobe, expresses a "care cluster," Goldberg's principle of locating patient beds and nurseries around a central nurse's station. The plastic quality of concrete was a logical choice for Goldberg who observed that "concrete does not take its form until you give it its shape, and (therefore) we are not bound by the engineer's module—the rectangle. We are bound by the human module which is infinitely more complex." Curved concrete structures were a trademark of Goldberg's work and they stand in a larger context of the Expressionist style of modern architecture discussed below.

The thin-shell concrete walls of the tower were constructed using slip-form concrete construction. Architectural and structural drawings of the building indicate that lightweight concrete was used for the tower walls and these walls were designed to be 15" thick at the fifth and sixth floors and narrowing to 10" thick on the higher floors and parapet. The concrete shell walls were less expensive than comparable glass curtain wall buildings; at the time of construction a comparable teaching hospital cost about \$80 per square foot; Prentice cost \$57 per square foot.

Because the tower is cantilevered from a single core, the tower walls at Prentice were designed to be as lightweight as possible. Optimized weight is a fundamental feature of most thin-shell concrete structures. Compared to standard concrete construction, thin-shell structures lack material redundancy and therefore require more rigorous inspection and maintenance schedules. At time of writing, the exterior wall of the bed tower exhibits limited areas of concrete spalling, a condition where patches of the concrete surface have been lost due to corrosion of the concrete's internal steel reinforcing bar. This is a common condition in reinforced concrete with well-established repair methods, and as with any building repairs, these must be addressed in a timely manner.

The walls of the tower are pierced with oval-shaped window openings like those found in ships and aircraft. In a shell structure curved-shape openings eliminate stress concentrations that would occur at the corners of rectangular openings. Arranged in horizontal stacks, each window marks a patient bedroom. In 1974 Goldberg stated that "we knew, back in 1968 when we were designing the hospital, that conserving energy was a requisite," therefore the size of the window openings was kept to a minimum to reduce heat loss and the glazing was tinted to reduce solar gain.

The first patient was admitted to Prentice Hospital on December 10, 1975, and a weeklong series of dedication ceremonies were held in January 1976 which included medical symposia for professionals from around the world to gather in Chicago and discuss the current state of gynecological and obstetrical science. The medical community recognized Prentice's design as an important step forward in hospital design. It was featured on the cover of *Modern Healthcare Magazine* in March of 1976, and in an entry on hospital design in the 1977 edition of the *Encyclopedia Britannica*, a photograph of Prentice was chosen to illustrate the section on modern hospitals.

The building was also widely published in architectural and professional journals including: Building Design & Construction (March 1974 cover story), Inland Architect (January 1974 and

Construction of Prentice began in 1972, and a topping off ceremony was held on May 23, 1974. Figure a. shows the placing of the arches which were shored upon pipe scaffolding during construction. Figure b. shows a portion of the bed tower being constructed with slip forms which are raised gradually as the concrete cures. Figure c. is an aerial view of the bed tower floor with the central core structure rising above the floor plate.



Figure a.



Figure b.

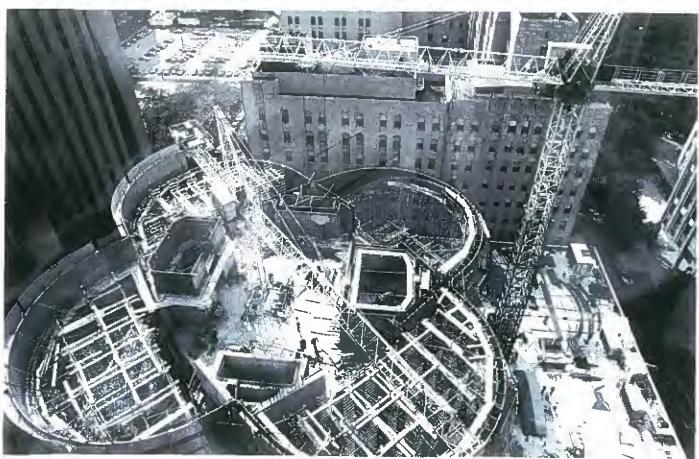


Figure c.





The photo at upper left shows the north elevation of Prentice as it appeared in 1975 when it was photographed by the Hedrich Blessing photography studio. The photo shows the building as it appeared before the 1991 construction of a one-story rooftop addition to the base building.

Current photos of the building show one lobe of the bed tower with the building's distinctive oval windows (top right) and an overall view of the building's south elevation (lower right).



April 1976), Architecture and Urbanism (Japan, July 1975), Architecture d'aujourd'hui (France, January – February 1976), Architectural Record (July 1976), Informes de la Construction (Spain, November 1976), Cement (Netherlands, 1977), Concrete Construction (February 1980), L'Industria Italiana Del Cemento (Italy, No. 7-8, 1980), and Concrete Abstracts (cover image, January/February 1986). In 1975 the Engineering News-Record recognized the Prentice design with an award for innovative structure. In 1979, Prentice was included in an exhibit at the Museum of Modern Art in New York entitled "Transformations in Modern Architecture."

In 1991 the building base was expanded with the addition of a fifth floor which added seventeen new labor, delivery and recovery rooms. Two special use elevators were also added, as well as a new patient transport bridge to link Prentice to Passavant Hospital next door (recently replaced by the Lurie Cancer Research Building). The Special Care Nursery was also expanded at this time, and floors one through four of the base structure were renovated.

Prentice was designed for a capacity of delivering around 6,000 babies per year, but by the year 2000 the hospital was handling twice that number. Northwestern Memorial Hospital completed construction of a new Prentice Women's Hospital building in 2007, and the former Prentice has remained vacant since. Although the services offered at Prentice have moved to another building and are now considered much more standard than they were in 1975, the building's shape remains a physical legacy of the institution's social and medical significance when it was established.

EXPRESSIONIST-CONCRETE ARCHITECTURE IN THE MODERN MOVEMENT

Modern architecture, particular in Chicago under the influence of Mies van der Rohe, is often associated with the International Style glass-and-steel buildings commissioned by large corporations and government from the 1950s through the 1970s. These boxy structures were presented as purely functional buildings with a sleek aesthetic devoid of ornamentation or historical reference. Modern architecture however took many forms and gave rise to numerous styles one of which was Expressionism, a form of modern architecture that is regarded as a reaction against the rigidity of the International Style.

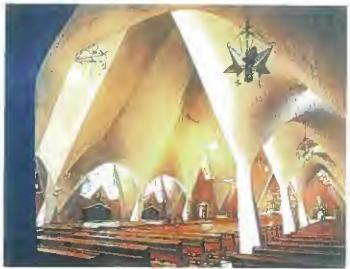
Expressionists clung to the idea that architecture was a powerful art form with the capacity to express its human function, elicit emotion or to be symbol. Typical features of Expressionism in modern architecture are sweeping, curved wall surfaces. Because of the emphasis on curved forms, Expressionist buildings were frequently built with concrete because of its ability to take on a curvilinear shape. And in comparison to steel framed structures, Expressionist concrete buildings fused the structure and exterior form of the building into a single element, creating an economy of means that appealed to modernists. In its material and design, Prentice is an excellent example of an Expressionist-style concrete building and it stands within a group of other flowing concrete iterations of that style.

Given the emotive quality of Expressionism, churches were frequent patrons of the style. An

Prentice is an example of the post-World War II Expressionist style. Within the modern movement it was a reaction against the glass-and-steel boxes of the international Style, advocated by Ludwig Mies van der Rohe.



Notre Dame du Haut (1955), Ronchamp, France, Le Corbusier



Church of the Miraculous Virgin (1955), Mexico City, Felix Candela



Saint Mary of the Assumption (1967-71), San Francisco, Pier Luigi Nervi and Pietro Belluschi



Palazzetto dello Sport (1957), Rome, Pler Luigi Nervi



Kresge Auditorium (1953-55), Boston, Eero Saarinen



Solomon R. Guggenheim Museum (1959), New York, Frank Lloyd Wright



TWA Flight Center (1962), New York, Eero Saarinen

early example is Le Corbusier's Notre-Dame-du-Haut (1950-54). This small chapel in Ronchamp, France features a concrete roof with dramatically upturned edges, an oval shaped belfry and concave walls all executed in concrete. In Mexico, Felix Candela designed the Church of the Miraculous Virgin in Mexico City (1954) which employed hyperbolic parabaloids, or warped planar surfaces. These same surfaces were employed in the design of the Cathedral of Saint Mary of the Assumption (1967-71) in San Francisco which was designed by a team which included the Italian engineer Pier Luigi Nervi, a master of concrete structures who also designed the domed Palazzo dello Sport (1957) in Rome using pre-cast concrete ribs and buttresses.

In America, Frank Lloyd Wright was an early pioneer of cast-concrete architecture in his 1904 design of Unity Temple. However he truly exploited the expressive potential of concrete in his design for the Solomon R. Guggenheim Museum (designed in 1945, built 1956-59) in New York. The galleries on the interior are laid out on a single helical ramp that is the same form used by Goldberg in the garages at the base of the Marina City towers.

Eero Saarinen is regarded as the leader in manipulating the expressive possibilities of concrete. His TWA Terminal (1952-62) at John F. Kennedy Airport in New York is perhaps the most aesthetically and technologically advanced example of Expressionism. He followed this with the Dulles International Airport Terminal in Washington, D.C. which has a concrete roof shape resembling a wing. At MIT in Cambridge, Massachusetts he designed the Kresge Auditorium with a thin-shell concrete roof shaped as section of a sphere that appears to rest on two points.

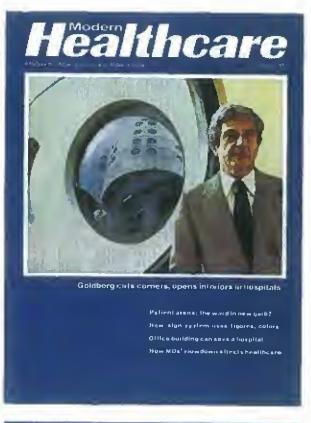
ARCHITECT AND ENGINEER BERTRAND GOLDBERG

The (former) Prentice Women's Hospital was designed by Bertrand Goldberg, a Chicago-based architect and engineer who possessed an unusual combination of three perspectives that shaped his six-decade long career. First, he was a humanist who firmly believed that architecture could improve human experience, either individually or collectively in urban contexts. Second, he took great interest in the physical aspect of architecture, always exploring new ways of using materials and new building technologies. Third, he was inspired by structures found in nature such as eggs, shells and trees which were strong and efficient. The resulting fusion of these perspectives led Goldberg to create buildings that were structurally innovative, boldly sculptural and carefully planned for human activity.

Born in Chicago in 1913, Goldberg first became interested in architecture in 1930 as an undergraduate student at Harvard where he began to audit graduate courses at the Cambridge School of Landscape Architecture at Harvard College (now incorporated into Harvard University). At the recommendation of Harvard's dean, Goldberg travelled to Germany in May 1932 to study at the Bauhaus, an avant-garde school of art and design in Germany. Though he only spent a year at the Bauhaus, which in 1932 was located in Berlin, Goldberg was influenced by the school's philosophy that art and design could improve human experience and by the school's emphasis on merging design and mass-production. Also while in Berlin, Goldberg spent three months working in the office of architect Mies van der Rohe, one of the most influential architects in the modern movement who would later move to Chicago. As the political situation in Weimar



Prentice was designed by Chicago architect and engineer Bertrand Goldberg. A humanist, Goldberg believed that architecture shaped the quality of life for individuals and communities. Though he is best known as the designer of Marina City, Goldberg regarded Prentice as one of his most sophisticated designs. The photo at top are of Goldberg at Prentice soon after completion. Prentice was a highly publicized building making the covers of Modern Healthcare (top right) in March 1976 and Building Design and Construction (bottom right) in March 1974.





Germany deteriorated, especially for a Jewish-American student, Goldberg left Germany in early 1933 and returned to Chicago.

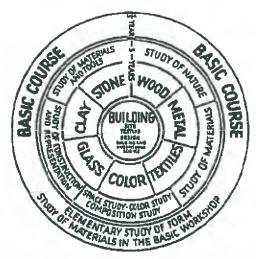
Back home, Goldberg visited the 1933 World's Fair where he was inspired by Buckminster Fuller's Dymaxion Car and, like so many architects in the 1930s, to also design an automobile. He began studying structural engineering under Frank Nydam at the Armour Institute of Technology (now the Illinois Institute of Technology) and earned his degree in 1934. He then began working in the offices of progressive Chicago architects including George Fred Keck (1935) and Paul Schweikher (1935-36).

In 1937 Goldberg established his own practice which later became known as Bertrand Goldberg Associates (BGA). In the beginning he specialized in single-family homes and other small buildings, which, despite their apparent simplicity, were characterized by a high level of structural and material inventiveness. In 1938 with Gilmer Black, Goldberg designed a factory-prefabricated, mobile ice cream store supported on a single mast that could be easily disassembled and easily moved. A mast-suspended gas station soon followed and was built at Clark and Maple in 1938 (no longer extant). During World War II, Goldberg was active under the Lanham Act designing housing and mobile field clinics for the U.S. government. These light-weight structures were designed with stressed plywood skins that could be demounted and easily moved. He also designed industrially-produced bathrooms and kitchen units though these never gained widespread acceptance.

In the early 1950s Goldberg continued to design single-family homes like the Ralph Helstein House (1952) in Chicago, as well as the Drexel Town and Garden Houses (1954-55) on the Chicago's South Side, an early urban renewal project combining federal and private funds. In 1958, Goldberg was commissioned to design Astor Tower, originally a combined hotel and apartment building, in the Gold Coast neighborhood. The concrete-framed structure was raised five-stories above grade to reduce its visual impact on the surrounding historic residential neighborhood.

It was Marina City (1959-67) that thrust Goldberg onto the national stage. A successful mixed-use development funded by the Building Services Employees International Union which had the foresight to understand that there was an untapped market for middle-class apartments in city. Goldberg created a "city within a city" that included two round residential towers with parking as well as an office building, performing arts space, boat marina, ice skating rink, bowling alley, and other amenities. Each round, cast-in-place concrete tower has a central structural core from which radiate wedge-shaped apartments and petal-shaped balconies. The complex has become an icon of Chicago architecture.

The scope of the Marina City project led to an expansion of Goldberg's practice known as Bertrand Goldberg Associates (BGA). The firm's next major project was the Raymond M. Hilliard Center (1966, listed on the National Register of Historic Places in 2007) built for the Chicago Housing Authority (CHA) to provide public housing for seniors and families with children. It is regarded as the CHA's most socially successful public housing for which much is credited to Goldberg's design. Families were housed in a pair of twenty-two-story buildings which are curved slabs while the apartments for seniors are located in a pair of round towers with oval



As a 19-year old, Goldberg attended the Bauhaus in Germany from May 1932 to April 1933 when the school was closed by the Nazi party. Walter Groplus' schematic representation (above) represents the Bauhaus curriculum. Goldberg took the 6-month vorlehre or basic course, which he later described as "learning how to see." He also took workshop courses in three-dimensional form, color, painting as well as an urban planning course taught by Ludwig Hilberseimer who focused on low-income housing.



In addition to prefabrication, Goldberg was fascinated with mobile architecture, and in 1938 with Gilmer Black, Goldberg designed a mobile ice cream shop that could travel between Florida and Chicago as the seasons changed. The shop was built with wheels and a lightweight tensioned-cable structure that could be easily disassembled and moved.



The emphasis on unifying art and design with industrial production was one of the Bauhaus influences that staid with Goldberg. He designed the Stanfab Unit Bathroom in 1946 which could be mass produced as a single unit and installed in a house with simple connections.



Like many of Chicago's midcentury architects, Goidberg started his career with single-family houses. Completed in 1951 in Hyde Park, the Heistein House (above) reveals its reinforced concrete columns and floors.



Completed in 1963, Brenneman School in Uptown was commissioned by the Chicago Public Schools. The parabolic concrete roof forms were created using sprayed concrete. Deterioration of the extremely thin shells forced them to be later covered within a new structure.



Also completed in 1963, Astor Tower's primary structural support is its central core which Goldberg revealed at the base of the bullding. Originally containing both a luxury hotel and apartments, it was one of the few bulldings Goldberg designed for an upper-class clientele.



Designed in 1963, but never realized, was the new American Broadcasting Company headquarters in Manhattan. Goldberg studied ABC's corporate structure and culture and used that information to guide his design. The attached transmission antenna would have been the tallest structure in New York City at the time.

Marina City (1959-67, top) has become an iconic Chicago building and it is arguably Goldberg's best-known work. The Raymond M. Hilliard Center (1966, middle) is regarded as one of the more socially successful public housing projects in Chicago for which Goldberg's humanistic design is often credited. The Hilliard Center was listed on the National Register of Historic Places in 2007. In 1986 Goldberg promoted his concept for River City (bottom), a massive ultra-dense mixed -use development on the south bank of the Chicago River. However only a small portion of it was built.







window openings. The round towers and curving slab high-rises at the Hilliard Center are supported by their exterior walls, which form rippling concrete load-bearing shells.

The structural innovations at Marina City and the Hilliard Center, specifically the central core superstructure for the former and the thin concrete shells for the latter, would be combined and refined by Goldberg at Prentice. Taken together, Marina City, the Hilliard Center and Prentice provide a legible narrative of the development of Goldberg's ideas about concrete structural engineering.

During the late 1960s through the 1970s, Goldberg's firm BGA developed a specialty in hospital design, a building type that many architects shied away from due to their complex technical and functional requirements. As a humanist, Goldberg was attracted to hospital design as an opportunity to create spaces that promoted healing for the patient and that were highly functional for medical staff. He designed seven major hospitals around the country which were heralded as groundbreaking contributions to modern healthcare architecture. Prentice is the only Goldberg hospital in Chicago and the one design which the architect believed to be the most structurally advanced of all his hospitals.

His first hospital was the Elgin State Psychiatric Hospital (1962-1967), which consisted of a rectilinear base building beneath a seven-story circular bed tower. Each floor of the bed tower was planned with a central nursing station with patient rooms arranged around the perimeter. This "cluster plan" eliminated long corridors and placed patients and nurses in a close visual and spatial arrangement. The rectilinear base building provided a separate and flexible space for treatment and support spaces. After Elgin, Goldberg would continue to refine the "cluster plan" and the drum-and-box combination of forms for most of his hospitals designs, including Prentice.

Concurrent with Prentice, Goldberg was working on hospital projects in Massachusetts, New York, and Washington. For the Affiliated Hospitals Center (AHC) at Harvard in Boston, BGA prepared a master plan. In Stony Brook, New York Goldberg designed a massive complex of buildings known as the Health Sciences Center (1965-76) that included a medical school, research, hospital and administration buildings. Saint Joseph's Hospital (1969-74) in Tacoma, Washington required a series of structural columns, rather than the single support at Prentice, to meet seismic requirements of that locality.

After Prentice, Goldberg designed Saint Mary's Hospital, Milwaukee (1972-76) which employed thicker pre-cast concrete exterior walls to accommodate larger floor areas required there. His last two hospitals were the Good Samaritan Hospital (1978-82) in Phoenix and Providence Hospital (1982-87) in Mobile, the latter eliminating the rectangular base building allowing the curvilinear exterior walls to meet the ground.

Goldberg was an intellectual who championed cities in general and Chicago in particular. He was preoccupied with ideas that would revitalize urban centers, something that he did so successfully at Marina City. He published articles in magazines and lectured on urbanism, arguing for dense, mixed-use projects that would combine commercial, residential, educational, recreational and health uses. In the 1980s Goldberg attempted to realize this ideal of a massive ultra-



Elgin State Psychiatric Hospital (1962-1967), Elgin, lilinois



Health Sciences Center (1965-76), Stony Brook, New York



Saint Joseph's Hospital (1969-74), Tacoma, Washington

Collectively referred to as "the Goldberg Variations," Prentice is one of seven extant Goldberg-designed hospital buildings, and the only one in Chicago. They share the architect's careful attention to planning and layout in ways that facilitated and balanced the needs of medical staff with those of recovering patients.



Saint Mary's Hospital (1972-76), Milwaukee, Wisconsin



Good Samaritan Hospital (1978-82), Phoenix, Arizona



Providence Hospital (1982-87), Mobile, Alabama

dense mixed-use development on the south bank of the Chicago River, just west of downtown. Known as River City (1984-86), the development originally envisioned dozens of 72-story towers, however only a small fraction of the plan was realized. Goldberg's last built project is Wright College (1986-92) on Chicago's Northwest Side.

Throughout his career Goldberg's work was profiled in architectural publications domestically and internationally. His work has been the subject of exhibitions in the United States and Europe. More recently, he has been the subject of a major exhibition and publication produced by the Art Institute of Chicago, which was also the beneficiary of his collection of papers and drawings. Goldberg was elected to the College of Fellows of the American Institute of Architects in 1966, and was awarded the Officiar de l'Ordre des Arts et des Lettres from the French government in 1985. Goldberg died in Chicago in 1997.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sections 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for an area, district, place, building, structure, work of art or other object with the City of Chicago if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses sufficient historic design integrity to convey its significance.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the (Former) Prentice Women's Hospital be designated as a Chicago Landmark.

Criterion 1: Value as an Example of City, State or National Heritage Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- Through its innovative design and history of cutting-edge medical care, the (Former) Prentice Women's Hospital exemplifies the historic importance of hospitals as significant institutions in the history of Chicago.
- The (Former) Prentice Women's Hospital was built to house advanced facilities for patient care, research and medical education and therefore reflects a broader historic trend toward increased specialization and greater use of technology in American medicine in the late twentieth century.
- In the 1960s and 1970s, medicine in America focused increasingly on a holistic approach to
 patient care, and the (Former) Prentice Women's Hospital was designed to place new mothers, their newborns and medical staff in close proximity, and the cloverleaf bed tower clearly shows how each floor was arranged as a series of four "care clusters."
- The (Former) Prentice Women's Hospital reflects a period of expansion in the American health-care system in the 1970s as a greater number of Americans had access to hospital

care through public and private insurance programs.

- The (Former) Prentice Women's Hospital reflects a dynamic era in Chicago's history when stakeholders in the city, including universities and hospitals, reinvested and transformed the city's center with works of modern architecture.
- Structural expression is a central theme of Chicago's architectural history, beginning with the city's "Chicago School" skyscrapers of the late nineteenth century and continuing with the so-called "Second Chicago School" of the post-World War II era. With its fusion of architectural form and structure into a single architectural element and with its exposed cantilever, the (Former) Prentice Women's Hospital exemplifies the city's architectural legacy of structural expression and innovation.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The (Former) Prentice Women's Hospital was a visually- and structurally-innovative building at the time of its completion in 1975. To provide a flexible, column-free interior, the structural system of the Prentice bed tower consists of a thin concrete shell carried on arches cantilevered from a single core superstructure, a rare and possibly unique structural innovation that is clearly visible on the building's exterior and defines the building's overall appearance.
- With its curved concrete form and expressed patient clusters, the (Former) Prentice Women's Hospital is a fine example of the Expressionist style, a stylistic reaction against the rigidities of the International Style within the context of the modern movement in architecture during the second half of the twentieth century.
- The (Former) Prentice Women's Hospital building was one of the earliest tall structures designed using finite element analysis with a digital computer, and the existing form and structure of the building would have been impossible to design without this computational analysis, a technology which is currently used in the design of all large structures.
- Bertrand Goldberg, the architect of the (Former) Prentice Women's Hospital, believed architecture had a profound impact on human beings, and his humanistic approach is exemplified in his innovative layout of the hospital's bed tower floors, which placed patients and caregivers in small groups with close physical proximity.

Criterion 5: Work of Significant Architect or Designer

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

- Bertrand Goldberg, the designer of the (Former) Prentice Women's Hospital, is a significant
 architect in the history of Chicago architecture, combining both technical brilliance and humanistic values in ways exemplified by his architectural designs, including Prentice.
- Goldberg was a Chicago architect and engineer who possessed an exceptional understanding of materials and new building and design technologies, but who also believed that these physical aspects of architecture must serve humanity; he was also an urbanist, but one who often found inspiration from structures found in nature. The fusion of these qualities led to Goldberg's highly individual buildings found in Chicago and across the nation, including Prentice.
- Goldberg was one of the few Americans who studied at the Bauhaus, an avant-garde art and
 design school in Weimar-era Germany between the two world wars. Goldberg credited his
 time at the Bauhaus for his interest in the human and social aspects of design and his interest in mass-produced and prefabricated structures.
- Goldberg is best known as the designer of the iconic Marina City complex (1959-67), a
 highly successful mixed-use development that combined apartments, offices, and retail, recreation and entertainment facilities that was a trailblazing demonstration of the potential of
 downtown Chicago during its post-World War II revitalization.
- In 1966, Bertrand Goldberg designed the Raymond M. Hilliard Center for the Chicago Housing Authority. This complex is regarded as one of the most socially successful public housing projects in the nation, attributed largely to Goldberg's design, which successfully balanced community amenities and the individual needs of residents.
- Within the field of architecture, Goldberg was an early adopter and developer of computer technology, and the (Former) Prentice Women's Hospital was designed using aeronautical design software modified for architectural design. In addition, his firm of Bertrand Goldberg Associates and a sister company, Computer Services, Inc. developed computer programs for specifications writing, scheduling and duct-sizing.
- Goldberg was an accomplished designer of hospitals, and the (Former) Prentice Women's
 Hospital is one of seven extant Goldberg-designed hospital buildings, and the only one in
 Chicago. These hospitals, collectively referred to as "the Goldberg Variations," share Goldberg's careful attention to planning and layout in ways that facilitated and balanced the
 needs of medical staff with those of recovering patients.

Criterion 7: Unique Visual Feature

Its unique location or distinctive visual appearance or presence representing an established and familiar visual feature of a neighborhood, community or the City of Chicago.

With its four-lobed convex-walled tower, its elliptical window openings, and cantilevered
arches, the (Former) Prentice Women's Hospital possesses a distinctive visual appearance
in the physical context of the surrounding Near North Side Streeterville neighborhood,

largely built up with rectilinear buildings with flat wall surfaces and conventional structural systems.

Integrity Criterion

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architecture or aesthetic value.

The (Former) Prentice Women's Hospital retains its historic location and setting in the Streeterville neighborhood on Chicago's Near North Side. The building largely retains its overall historic design, use of materials and workmanship with its curvilinear concrete patient-care tower rising from a glass-and-metal-clad podium building.

The most important change to Prentice's historic appearance occurred in 1991 when the podium building was expanded with the addition of a fifth floor which added seventeen new labor, delivery and recovery rooms. The design of the addition mimics the design of the original curtain wall structure of the podium building. The addition reduced the open space between the base building and the cantilevered arches of the tower and to a limited degree the visual boldness of the cantilevered design has been lessened. However, the overall historic exterior design of the building remains visible, legible and understandable, and the architect's original design intent remains clear. The (Former) Prentice Women's Hospital continues to express its historic architectural value.

The exterior wall of the bed tower exhibits limited areas of concrete spalling, a condition where patches of the concrete surface have been lost due to corrosion of the concrete's internal steel reinforcing bar. This is a universally common condition found in reinforced-concrete structures and it is typically managed by maintenance repairs and other preventive measures. The spalling at Prentice does not inhibit the building's ability to express its aesthetic or architectural value. However, because the bed tower is a thin-shell structure, and as is good practice for buildings of this size, the walls require a rigorous program of inspection and maintenance.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based upon its evaluation of the (Former) Prentice Women's Hospital, the Commission staff recommends that the significant features be identified as follows:

All exterior elevations, including rooflines, of the building.



Surrounded largely by rectilinear buildings with flat wall surfaces (above), Prentice's rotund form and elliptical windows make the building a distinctive visual feature in the Streeterville neighborhood.





The photo at left from 1975 and a current photo (right) of the same corner of the building shows that Prentice possesses excellent physical integrity. In 1991 a onestory rooftop addltion was added to the base building, though this was designed to be indistinguishable from the existing work.

The fifth-floor addition to the podium building, added in 1991, is not considered a significant feature for the purposes of this proposed designation.

NOTE ON THE PHYSICAL CONDITION OF "RECENT-PAST" STRUCTURES

It is inherent in the design of many "recent past" buildings of the modern movement to stretch the envelope in terms of materials and their capabilities. Architects often experimented with new materials and pushed the boundaries of common materials in an attempt to craft new forms or ideas. This impulse has resulted in special preservation concerns for buildings of this era that preservationists, architects and engineers are actively working to study and resolve.

Compared to historic buildings that have traditionally been the subject of historic preservation efforts, "recent past" buildings were in many cases built with industrially-produced materials or new techniques. Some examples include glazed curtain-wall assemblies, thin-stone building veneers and thin-shell concrete structures. These new materials and techniques often have limited lifespans or require ongoing repair and replacement. Though knowledge of how to maintain and repair "recent past" buildings has grown, due to the different circumstances in each building, attention and care must be paid to observing each buildings' performance and anticipating repairs.

As stated earlier in this report, Prentice Hospital is distinguished by its engineering and thin-shell concrete construction. Similarly bold concrete structures have presented preservation challenges. During the construction of Eero Saarinen's Kresge Auditorium at MIT in 1954, the thin-shell concrete roof began to deflect due to deficiencies in its design and concrete placement. To correct this the structure had to be quickly redesigned with additional support, and the building has required ongoing restoration work during its life. Saarinen's thin-shell concrete TWA Terminal has also recently undergone a well-documented restoration to address deterioration. Another example is the Seattle Kingdome, a thin-shell concrete stadium structure completed in 1976 but demolished in 2000 after its condition substantially deteriorated due to water infiltration and inappropriate maintenance. Here in Chicago, Goldberg's extremely thin pavilions at Brenneman School (1960-63) have failed to withstand Chicago's climate and were enclosed in a new structure to prevent leaking.

It can be reasonably anticipated that Prentice Hospital will need to undergo a restoration program due to its age, construction type and the visible damage and spalling of its concrete exterior walls. The scope of such restoration cannot be known until a detailed condition analysis is conducted; but this should be understood as part of the consideration for designation and as part of any future use.

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ACKNOWLEDGMENTS

CITY OF CHICAGO

Rahm Emanuel, Mayor

Department of Housing and Economic Development

Andrew J. Mooney, Commissioner

Patricia A. Scudiero, Managing Deputy Commissioner, Bureau of Planning and Zoning Eleanor Esser Gorski, Assistant Commissioner, Historic Preservation Division

Project Staff

Susannah Ribstein (Save Prentice Coalition), research, writing and photography Matt Crawford, research, writing, photography and layout Terry Tatum, writing and editing Eleanor Esser Gorski, editing

Thanks to Susannah Ribstein, Chris Morris and Geoff Goldberg, Save Prentice Coalition, for their assistance, including historic research and photographs used for this report.

Illustrations

Historic Preservation Division, Department of Housing and Economic Development: pp. 2, 11 (bottom), 14 (top right, bottom), 16 (Pallazzetto dello Sport, Kresge Auditorium, Guggenheim Museum), 22 (top), 29 (top and bottom right).

The Estate of Bertrand Goldberg, courtesy of Geoff Goldberg: pp. 7, 9, 11 (top right), 13 (top left and bottom), 18 (top left), 24 (Elgin State Hospital).

Hedrich Blessing, c/o the Estate of Bertrand Goldberg: p. 14 (top left).

BertrandGoldberg.org: pp. 20 (North Pole, Helstein House), 21 (all), 22 (middle and bottom), 24 (projects in New York, Washington, Arizona and Alabama), 29 (bottom left).

Computer History Museum, www.computerhistory.org: p. 11 (top left).

Inland Architect, April 1976: p. 13 (top right).

www.artnet.com: p. 16 (TWA Terminal).

Fondation Le Corbusier, www.fondationlecorbusier.fr: p. 16 (Notre Dame du Haut).

Wikiarquitectura.com: p. 16 (Church of the Miraculous Virgin).

Docomomo US Register: p. 16 (Cathedral of Saint Mary of the Assumption).

Modern Healthcare, March 1, 1976: p. 18 (top right).

Building Design & Construction, March 1974: p. 19 (bottom right).

The Art Story Foundation, www.theartstory.org: p. 20 (Bauhaus curriculum diagram).

Ryerson & Burnham Digital Archives, File Name: 200203.081229-559.jpg: p. 20 (Stanfab bathroom).

Metropolis, February 2009: p. 24 (top right).

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Housing and Economic Development, Historic Preservation Division, 33 North LaSalle Street, Room 1600, Chicago, IL 60602; (312-744-3200) phone; (312-744-9140) fax, web site: www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation process. Only language contained within the final landmark designation ordinance as approved by City Council should be regarded as final.

DRAFT Resolution DRAFT
by the
Commission on Chicago Landmarks
on the
Preliminary Landmark Recommendation
for the
(Former) Prentice Women's Hospital
333 E. Superior Street

November 1, 2012

Whereas, the Commission on Chicago Landmarks (hereinafter the "Commission") preliminarily finds that:

- The (Former) Prentice Women's Hospital (hereinafter the "Building") meets at least four criteria for landmark designation set forth in Sect. 2-120-620 (1), (4), (5) and (7) of the Municipal Code of Chicago (the "Municipal Code") as specifically described in the Preliminary Summary of Information submitted to the Commission on this 1st day of November, 2012 by the Department of Housing and Economic Development (the "Preliminary Summary"); and
- the Building satisfies the historic integrity requirement set forth in Sect. 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission:

- Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.
- Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Sect. 2-120-630 of the Municipal Code.
- Section 3. For purposes of Sect. 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:
- All exterior elevations, including rooflines, of the Building.

The fifth-floor addition to the podium base, added in 1991, is not considered a significant feature for the purposes of this proposed designation.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Housing and Economic Development which evaluates the relationship of the proposed designation to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood in accordance with Sect. 2-120-640 of the Municipal Code.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT CITY OF CHICAGO DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

Nov. 1, 2012

Report to the Commission on Chicago Landmarks on Prentice Hospital, 333 E. Superior St.

Introduction

According to Sec. 2-120-640 of the Municipal Code of Chicago, the Commissioner of the Department of Housing and Economic Development (HED) is called on to evaluate the relationship of a proposed landmarks designation "to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood." The Commissioner's report "shall also include the Commissioner's opinion and recommendations regarding any other planning considerations relevant to the proposed designation and the Commissioner's recommendation of approval, rejection, or modification of the proposed designation." The Commission may then "make such modifications, changes, and alterations concerning the proposed designation as it deems necessary in consideration of any recommendation of the Commissioner of Housing and Economic Development."

It is in this context that I am providing this report on the proposed landmark designation of the former Prentice Women's Hospital with respect to: the Comprehensive Plan of the City of Chicago and other formal planning initiatives that are underway in the community and the city; how the designation would align with these initiatives; and how the owner's plans for this site would align with both.

The issue of the building's preservation first came to light a year ago in June, just as Mayor Emanuel was assuming office. Alderman Reilly requested a delay in its consideration to provide time for all concerned parties to discuss the merits of a designation. Since then, the Alderman and Mayor have met with the building owner, Northwestern University, and with representatives of the preservation community, as well as local neighbors and businesses. In addition, the Department has met separately with all parties, and facilitated two sessions attended by representatives of the owner and the preservation community.

This Department is in the unique position of having to evaluate the question of preservation from two different perspectives: as a potential landmark; and as a site for a

major development project. With respect to the former, the Department's landmarks staff has approached the question professionally and carefully, issuing a report to the Commission that suggests that the building meets landmark criteria. Having said that, however, the Department must also frame the question in a broader planning context as required by the Landmarks ordinance. It is from that perspective that we make this report and the final recommendation noted below.

A Plan of Development

It is clear that the suggestion to preserve the former Prentice Hospital is directly at odds with the University's plans for the site. Northwestern is engaged in a long-term medical research expansion project that has targeted 333 E. Superior for a new research facility, immediately adjacent and connected to the Lurie Research Center to the west of the Prentice site. The latter was chosen specifically for its location at the nexus of a medical research campus that, at full build-out, is planned to include approximately 1 million square feet of additional research space and employ more than 2,000 medical professionals and support personnel. Its total impact on Chicago's economy is estimated at nearly \$400 million annually. In federal grant dollars, Northwestern's research funding would reportedly increase from \$300 million to an estimated \$450 million every year.

Northwestern's ambitions in the academic medical research field are integrally tied to the new facility. According to U.S. News and World Report, Northwestern is ranked 18th in the country as a medical research institution. A new facility such as the one contemplated could help it move into the top ten. Without such a facility, it would be at a competitive disadvantage as compared to such well-established institutions as Duke, Yale, Johns Hopkins, Stanford and others across the country.

Northwestern's re-development plan has been in place for some time. It is what led Childrens Memorial Hospital to re-locate from Lincoln Park to the Northwestern campus in Streeterville. It also led to the construction of a new Prentice hospital. Both institutions intend to take advantage of the research capacity that the University's new center would offer.

HED has reviewed the re-use proposal submitted by preservation advocacy groups for the former Prentice building, as well as the re-use report prepared by the University. After careful consideration, the Department is persuaded that the old building cannot be efficiently adapted to meet the technical needs of a modern medical research facility, nor can it be configured to meet the space requirements identified in the school's expansion plan. In short, it would work neither financially nor programmatically.

That leaves the question whether the university could locate its new facility elsewhere in the area, which would allow the former Prentice building to be used for alternative

purposes. Northwestern argues that other sites in Streeterville that have been suggested, including the site of the former VA Hospital and the soon-to-be-vacated Rehabilitation Institute of Chicago (RIC), are not appropriate or available for its use. Northwestern Memorial Hospital, which owns the VA site, has announced that it will begin construction of a new clinical development (including a new emergency room) there in the next few years and that the two different uses – clinical practice and academic research – are operationally and structurally incompatible. The University also asserts that the RIC site would not accommodate the connectivity with its extant research facilities that the university is seeking. After careful consideration of these arguments, the Department is again persuaded that there is no other location where the University could commensurately fulfill its research expansion objectives.

The Department's perspective on these matters is guided in part by the "Plan for Economic Growth & Jobs" published by the City and World Business Chicago earlier this year and adopted by this Department. The plan identifies 10 major strategies to reinforce and expand Chicago's economy. Northwestern's plan for its medical research program corresponds to several of these strategies, specifically the City's desire to support its "largest research institutions to better align their research and development agendas with industry needs." For Northwestern, this alignment entails the physical integration of its medical research complex precisely at the old Prentice site.

The requirement for physical integration and proximity to clinical practice is a fundamental characteristic of the world's newest medical facilities. The new building would provide seamless, floor-by-floor integration with the Lurie Center, along with connections to future structures to the south and east that would foster the collaborative environment in which medical research and treatment is most effective. Recent, ongoing, and proposed Streeterville projects by Lurie Children's Hospital, Northwestern Memorial Hospital, and RIC all share this same principle.

Unfortunately, a building such as the former Prentice that was designed for a completely different purpose is not going to meet this objective.

Impact

In addressing the conflict of values between the preservation of an important building and the need for a modern research facility, the Department concludes that the civic and economic impact of Northwestern's proposed research program outweighs the relative importance of maintaining the former Prentice building as an architectural landmark.

The location is expected to become one of the critical nodes in Chicago's medical industry, creating and attracting new companies and research institutes that will be at the cutting-edge of scientific research in this country. With 10 new startups formed since 2010, the

University anticipates the new facility would foster the creation of some 30 more companies in coming years. This projection strategically aligns with the Plan for Economic Growth & Jobs, specifically its goals to strengthen connections between the academy and industry, and to promote university research and development, and commercialization. It is also in alignment with the Comprehensive Plan for Chicago, which promotes the increased density of businesses and support institutions in the central business district of the city.

The Department also recognizes the humanitarian aspects of the proposed building. There will be many patients whose lives are saved or enhanced as a result of its research program. Specific study areas will include cancer, cardiovascular disease, diabetes, autoimmune disease, and neurodegenerative disorders, among others. Northwestern is already a primary research center for these and other medical subjects.

Finally, as the principal planning agency for the City, the Department must maintain an objective perspective in evaluating the impact of neighborhood projects on citywide goals. From this perspective, the Department has determined that the Northwestern proposal is in the best interests of the city and its residents. It will further distinguish the Streeterville neighborhood as one of the nation's preeminent medical campuses while reinforcing institutional investments that will extend citywide and beyond.

Conclusion

The Department is highly sensitive to the ongoing balance we must maintain between preservation and growth. Our larger obligation, however, is to situate the landmark process within our long-term planning framework. As cited previously, the Ordinance requires that we evaluate proposed Landmark designations in the light of City plans and the effect on the City generally as well as the surrounding neighborhood.

Based on the foregoing, therefore, it is the recommendation of the Department of Housing and Economic Development that Northwestern University should be allowed to pursue its long-term plan for a medical research facility on the site of the former Prentice Hospital.

As a result, the Department cannot recommend landmark designation of the former Prentice Hospital and further recommends that the Commission reject or rescind a preliminary designation, as appropriate.

Andrew J. Moorley

Commissioner

DRAFT Resolution DRAFT

by the Commission on Chicago Landmarks on the

Report and Recommendations from the Commissioner of Housing and Economic Development for the

(Former) Prentice Women's Hospital 333 E. Superior Street

November 1, 2012

WHEREAS, the Commission on Chicago Landmarks ("Commission") voted to approve a "preliminary landmark recommendation" for the (Former) Prentice Women's Hospital Building (the "Building") on November 1, 2012; and

WHEREAS, the Commission's vote on November 1, 2012, initiated the consideration process for further study and analysis for the possible designation of the Building as a Chicago Landmark; and

WHEREAS, on November 1, 2012, the Commission also requested a report from the Commissioner of the Department of Housing and Economic Development ("HED report") which evaluates the relationship of the proposed designation to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood in accordance with Sect. 2-120-640 of the Municipal Code of Chicago (the "Municipal Code"); and

WHEREAS, the Commission has reviewed the HED report and recommendations dated November 1, 2012; and

WHEREAS, the Commissioner of HED has recommended that the Commission rescind its "preliminary landmark recommendation" for the Building; now, therefore

Be it resolved by the Commission:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby accepts the HED report in accordance with Sect. 2-120-640 of the Municipal Code.

Section 3. The Commission hereby accepts and approves the Department of Housing and Economic Development report recommendation and rescinds its "preliminary landmark recommendation" for the Building.

Op-Ed on Prentice Hospital

Mayor Rahm Emanuel

The diversity of Chicago's strengths sometimes requires making difficult choices between them. The debate over Northwestern University's plans to build a new medical research center on the site of the former Prentice Women's Hospital reveals how tough those choices can be.

Here, both Chicago's role as a global hub for scientific research and its place as a world architectural capital must be considered. The promise of a new medical center that would bring two thousand jobs and hundreds of millions of dollars in investment to our city must be weighed against the importance of honoring Chicago's past and one of our great architects, Bertrand Goldberg.

My position is guided by the belief that we should constantly strive to build a better future. As we have throughout our history, every time Chicago rebuilds, we build a stronger, more global city. It is clear that the current building cannot accommodate the groundbreaking research facility that Northwestern needs to build, and I support the decision to rebuild on the site. The new center will further drive an emerging scientific research hub in the area that currently sustains 4000 permanent jobs, attracts more than \$300 million in federal funds each year, and keeps Chicago as a major center of scientific innovation that will be home to countless discoveries in the future.

My position comes after working with the University, the preservationist community, and neighborhood groups to explore ways to maintain the building's original design while meeting Northwestern's research needs and respecting community needs. But a modern research facility requires modern design. Just as the former Prentice Women's Hospital was on the cutting edge when it was built nearly 40 years ago, this new chapter for the site will continue in that tradition.

As part of the process, I asked that Northwestern make four key considerations that were requested by the community. First, I called on the University to provide Chicago's architectural community and community groups with a voice in the way the project proceeds and in its final design. Second, I supported the community's request that the University preserve the neighborhood's recreational space, particularly in Lake Shore Park. Third, I asked that the new research center be a well-lit area that enhances the safety of the community. And finally, I sought a commitment from Northwestern that they would preserve other historic buildings in

the neighborhood, including the Ward, Levy Mayer, and Wieboldt buildings along Chicago Avenue.

I also had two requests to reflect the talent and values of the city at large. I asked that the University's final design team include a Chicago-based architectural firm, and was adamant that Northwestern agree to abide by the City's goals of women and minority-owned business participation.

Northwestern has not only agreed to meet each of these requests, they have now committed to additional investments that will enhance the neighborhood's parks and quality of life.

I know not everyone will agree with my viewpoint on this. I appreciate the position of the preservationists and their passion. I understand that Chicago's architectural heritage is part of the City's magnetic pull and a critical piece of what makes Chicago a world-class city.

But I also know that Bertrand Goldberg's vision is alive in Chicago beyond one building. We see his legacy towering over the Chicago River in Marina City. We see it in the Raymond Hilliard Homes, which have been listed on the National Register of Historic Places and protected since 1997.

Chicago's architectural legacy is part of a larger story of a city that has been a trailblazer from the beginning and remains on the forefront of design and dance, medicine and manufacturing. To honor that legacy and build on it for the next generation of Chicagoans, we cannot simply preserve the past: we must promote opportunity for the future. Northwestern's new facility will be a catalyst in creating stronger, healthier communities and in providing Chicago the investment, expertise and opportunity we need to advance as a world leader in medical treatment and research.

EXHIBIT 4



September 14, 2012

The Honorable Rahm Emanuel Mayor of Chicago 121 North LaSalle Street, Room 507 Chicago, Illinois 60602

Dear Mayor Emanuel,

The National Trust for Historic Preservation recently completed a landmark recommendation report documenting the significance of architect Bertrand Goldberg's Prentice Women's Hospital. The report confirms what we already believed: that the historic Prentice exceeds the criteria for Chicago landmark designation, that it is truly singular in construction and layout, and that it changed the course of modern hospital design.

As members of the architecture community, we believe Goldberg's Prentice should be given a permanent place in Chicago's cityscape. A building this significant – this unique in the world – should be preserved and reused.

Prentice was a culminating work for Bertrand Goldberg, who most famously designed Chicago's Marina City. Over his 60-year career, Goldberg designed eight major hospitals around the country; Prentice is the only one located in his hometown. His ideas for improving hospital design helped redefine patient- and family-centered care. Prentice's cloverleaf tower exemplifies the belief that patients should be grouped in communities around a nursing center, creating "quiet villages" that improve proximity and sightlines between nurses and patients, welcome fathers into birthing rooms, and place mothers closer to their babies in the nursery.

Prentice also propelled advances in the fields of architecture and engineering that are still recognized today. Its cantilevered concrete shell broke with precedent and remains unique in the world. The result created column-free floors that today allow great flexibility for reuse options. Upon completion in 1975, critics and engineers worldwide celebrated Prentice as a breakthrough in structural engineering.

The legacy of Bertrand Goldberg's Prentice Women's Hospital is unmistakable. It stands as a testament to the Chicago-led architectural innovation that sets this city apart. Chicago's global reputation as a nurturer of bold and innovative architecture will wither if the city cannot preserve its most important achievements.

Reuse options abound. We urge you, the Commission on Landmarks, and the City Council to grant this building landmark designation and preserve Chicago's historic architectural legacy.

Sincerely,

Tadao Ando Pritzker Prize 1995 Osaka, Japan

Joe Antunovich, AIA Chicago, Illinois

William Baker, PE, SE Chicago, Illinois Gustavo F. Araoz

President, International Council of Monuments and Sites (ICOMOS)
Washington, District of Columbia

Carol R. Bentel, FAIA Chair, National AIA Committee on Design 2008 Locust Valley, New York



David Brininstool, AIA

Chicago, Illinois

Denise Scott Brown, RIBA, Int. FRIBA

Philadelphia, Pennsylvania

Sheridan Burke

President, ICOMOS International Scientific Committee on 20th Century Hentage (ISC20C) Sydney, Australia

Jean Carroon, FAIA

Chair, National AIA Historic Resources Committee 2012 Boston, Massachusetts

Louise Cox. HFAIA

President, Union of International Architects (UIA) 2008-2011 Sydney, Australia

Dan Coffey, FAIA

Chicago, Illinois

Dirk Denison, FAIA

Chicago, Illinois

Walter Eckenhoff, FAIA

Chicago, Illinois

John Eifler, FAIA

Chicago, Illinois

Philip Enquist, FAIA

Chicago, Illinois

Doug Farr, AIA

Chicago, Illinois

David N. Fixier, FAIA

President, DOCOMOMO_US/New England Boston, Massachusetts

Jeanne Gang, FAIA

MacArthur Fellow 2011 Chicago, Illinois

Frank Gehry, FAIA

AIA Gold Medal 1999; Pritzker Prize 1989 Los Angeles, California

Geoff Goldberg, AIA

Chicago, Illinois

Phil Hamp, FAIA

Chicago, Illinois

Donald J. Hackl, FAIA

Chancellor of the AIA College of Fellows 2009 Chicago, Illinois

Gunny Harboe, FAIA

Vice President, ICOMOS ISC20C; Board Member DOCOMOMO_US Chicago, Illinois

Jack Hartray, FAIA

Chicago, Illinois

Jacques Herzog, HFAIA

Pritzker Prize 2001 Basel, Switzerland

Jörg Haspel

Vice President, ICOMOS Germany Berlin, Germany

Malcolm Holzman, FAIA

New York, New York

Eugene C. Hopkins, FAIA

AlA President 2004 Ann Arbor, Michigan

Bjarke Ingels

AlA Institute Honor Award 2012 Copenhagen, Denmark

Marlene Imirzian, AIA

Chair, National AIA Committee on Design 2013 Phoenix, Arizona

Thomas Jacobs, AIA

American Institute of Architects' Young Architects Award 2012 Chicago, IL

Richard Keating, FAIA

Los Angeles, California

Thomas Kerwin, FAIA

Chicago, Illinois

Stephen J. Kelley, AIA, SE, FAPT, FUSICOMOS

President, ICOMOS ISCARSAH

Chicago, Illinois



Jackie Koo, AIA

Chicago, Illinois

Leonard Koroski, FAIA

Chicago, Illinois

Ronald Krueck, FAIA

Chicago, Illinois

Judith Kirshner

Dean, College of Architecture and the Arts, UIC

Brian Lee, FAIA

Chicago, Illínois

Dirk Lohan, FAIA

Chicago, Illinois

Brad Lynch

Chicago, Illinois

John Macsai, FAIA

Chicago, IL

Jeffrey McCarthy, FAIA

Chicago, Illinois

George Miller, FAIA

National AIA President 2010 New York, New York

Robert L. Meckfessel, FAIA

Board Member, DOCOMOMO US

Dallas, Texas

Mike Mense, FAIA

Chair, National AIA Committee on Design 2012

Anchorage, Alaska

Michael Mills, FAIA

Past Chair, National AIA Historic Resources Committee

Princeton, New Jersey

Plerre de Meuron, HFAIA

Pritzker Prize 2001

Basel, Switzerland

Joost Moolhuijzen

Paris, France

Kyle Normandin

Secretary General, ICOMOS ISC20C

Los Angeles, California

Renzo Plano, HFAIA

Pritzker Prize 1998 Genoa, Italy

Louis R. Pounders, FAIA

Chair, National AIA Committee on Design 2009

Memphis, Tennessee

Theodore Prudon, FAIA

President, DOCOMOMO_US

New York, New York

Jack Pyburn, FAIA

Past Chair, National AIA Historic Resources Committee

Atlanta, Georgia

Donna Robertson, FAIA

Professor and John and Jeanne Rowe Chair, Illinois Institute of

Technology

Chicago, Illinois

Kevin Roche, FAIA

Pritzker Prize 1982

Hamden, Connecticut

John Ronan, AIA

Chicago, Illinois

John I. Schlossman, FAIA

Chicago, IL

Peter Schlossman, AIA

Chicago, IL

Ken Schroeder, FAIA

Chicago, Illinois

Mark Sexton, FAIA

Chicago, Illinois

Bob Somol, Ph.D., J.D.

Director, University of Illinois at Chicago, School of

Architecture

Chicago, Illinois

Eduardo Souto de Moura, HFAIA

Pritzker Prize 2011

Porto, Portugal



Tristan d'Estrée Sterk, AlA, SBA Netherlands AlA Chicago Dubin Family Young Architect of the Year 2011

Chicago, Illinois

Billie Tsien, AlA New York, New York

Richard Tomlinson II, FAIA

Chicago, Illinois

Joe Valerio, FAIA

Chicago, Illinois

Robert Venturi, FAIA Emeritus, Int. FRIBA

Pritzker Prize 1991 Philadelphia, Pennsylvania

John Vinci, FAIA

Chicago, Illinois

Charles Waldheim

Chair, Department of Landscape Architecture, Graduate School of Design, Harvard University Cambridge, Massachusetts

Dan Wheeler, FAIA

Chicago, Illinois

Sarah Whiting, Ph.D., Associate AIA Dean of College of Architecture, Rice University Houston, Texas Tod Williams, FAIA

New York, New York

Ross Wimer, FAIA

Chicago, Illinois

Antony Wood

Studio Associate Professor, Illinois Institute of Technology Chicago, Illinois

David Woodhouse, FAIA

Chicago, Illinois

Kulapat Yantrasast

Silpathom Award 2009 New York, New York

Siegfried Zhiqiang Wu, Ph.D.

Vice President, Tongji University; Chief Planner, World Expo 2010 Shanghai, China

Andrew Zago

Faculty, Southern California Institute of Architecture Los Angeles, California

Dr. Anke Zalivako

Research Fellow - 20th Century Heritage, Technical University of Berlin Berlin, Germany

CC:

Commissioner Andrew Mooney, Dept. of Housing and Economic Development Alderman Brendan Reilly (42nd Ward)

Commissioner Rafael Leon, Commission on Chicago Landmarks
Commissioner John Baird, Commission on Chicago Landmarks
Commissioner Anita Blanchard, Commission on Chicago Landmarks
Commissioner James Houlihan, Commission on Chicago Landmarks
Commissioner Tony Hu, Commission on Chicago Landmarks
Commissioner Christopher Reed, Commission on Chicago Landmarks
Commissioner Mary Ann Smith, Commission on Chicago Landmarks
Commissioner Ernest Wong, Commission on Chicago Landmarks